

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
JUNE 20, 2013  
CITY COUNCIL CHAMBERS**

**PRESENT:**

Mayor Daniel McArthur  
Councilmember Gail Bunker  
Councilmember Jimmie Hughes  
Councilmember Gil Almquist  
Councilmember Ben Nickle  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez

**EXCUSED:**

Councilmember Jon Pike

**OPENING:**

Mayor McArthur called the meeting to order and welcomed all in attendance. The pledge allegiance to the flag was led by Aidan Peterson, scout, and the invocation was offered by Councilmember Almquist. He invited all Scouts in the audience to introduce themselves.

Mayor McArthur stated the City has firework restrictions in place. Additional information can be found on the City's website. He mentioned the Daughters of Utah Pioneers is celebrating their 75<sup>th</sup> Anniversary. He invited Haley Warner to speak.

Haley Warner presented a You Tube video which tells the story of her parents, Leslee and David Henson, who were walking along Dixie Drive in March of 2013. A distracted driver, who was texting while driving, caused an automobile accident which severely injured Leslee and caused David's death. Ms. Warner stated her family began speaking to high school students to educate them about driving distracted and put up signs in the parking lots to remind drivers that it is against the law to text and drive. She asked the City Council to put the signs around the City.

Chief Marlon Stratton stated he has met with the family. He feels it is senseless to use cell phones while driving and the Police Department is strictly enforcing the law. There is no phone call or text message that is more important than driving safely.

City Manager Gary Esplin stated the City should put the signs wherever possible.

City Attorney Shawn Guzman explained Cameron Cutler is looking into which locations would be best to install the signs.

City Manager Gary Esplin stated City policy states that while driving a City vehicle, employees are not to use their cell phones.

**TABLED ITEMS:**

Mayor McArthur announced that item 6C to consider approval of a conditional use permit to construct a detached garage to a height of up to 20' behind the home located at 538 East Los Alamitos Drive in a R-1-10 zone has been tabled from the agenda.

**AWARD OF BID:**

**Consider approval of a professional agreement with Bowen Collins & Associates for engineering services for the design and construction of the SGRWR Facility Centrifuge #3 Installation Project.**

Water Services Director Scott Taylor advised this request is a professional services agreement for the design and construction management of the installation of the third centrifuge at the waste water treatment plant. Once installed and operational, the two existing centrifuges will be sent to the factory for recondition and upgrade.

**MOTION:** A motion was made by Councilmember Hughes to approve the agreement for \$32,499.00.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**RESOLUTION:**

**Consider adoption of a resolution authorizing the issuance and sale by the issuer of its taxable General Obligation Refunding Bonds. Series 2013 in an aggregate principal amount of not to exceed \$9,600,000.00 and related matters.**

City Manager Gary Esplin explained significant fluctuation in the market has taken place in the last few days. He recommended approving a resolution that would authorize the sale of the bonds and create a committee consisting of the Mayor, City Manager and Finance Director to take advantage of the savings when the market levels out. The language would read "delegating to certain officers of the issuer the authority to approve the final terms and provisions of the series 2013 bonds within the parameters set forth within."

**MOTION:** A motion was made by Councilmember Almquist to adopt the resolution authorizing the committee to pursue the issuance and sale by the issuer of its taxable GO Refunding Bonds in the aggregate amount of \$9,600,000.00 and related matters in accordance with the language dictated by the City Manager.

**SECOND:** The motion was seconded by Councilmember Nickle.  
**VOTE:** Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin commented there are several bond issues in the market that were pulled and this has been very unexpected.

**FEE WAIVER:**

**Consider approval of a fee waiver for the use of Town Square for a Dixie State University Film Program event. Matthew Black, applicant.**

Matthew Black with the Dixie State University film department explained they are making a movie about Juanita Brooks. They are requesting a fee waiver to use Town Square to hold a carnival to raise money to make the movie. The carnival will be free and will include a silent auction and raffle. The movie, directed by Phil Tuckett and produced by students, will be a feature film for DocUtah in 2015.

**MOTION:** A motion was made by Councilmember Bunker to approve the fee waiver.

**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**FEE WAIVER:**

**Consider approval of a fee waiver for the use of Town Square for a Learning Center 20<sup>th</sup> Reunion Celebration. Debbie Justice, applicant.**

Debbie Justice, Executive Director for The Learning Center, stated they are requesting a fee waiver for the use of Town Square for their 20<sup>th</sup> reunion event. The event will be held on September 21st.

**MOTION:** A motion was made by Councilmember Hughes to approve the fee waiver.

**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**SET PUBLIC HEARING:**

City Planner Ray Snyder advised that the Planning Commission, at its meeting held June 11, 2013, recommended that a public hearing be scheduled for July 11, 2013 to consider a zoning regulation amendment to Title 10, Chapter 13A, Hillside Development Overlay Zone, Section 10-13A-4 "Density and Disturbance Standards" to add paragraph #5 to provide exceptions for the realignment of existing public streets for safety reasons, and also for unmanned/unoccupied public utility facilities.

**MOTION:** A motion was made by Councilmember Bunker to set the public hearing as recommended.

**SECOND:** The motion was seconded by Councilmember Nickle.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**FINAL PLATS:**

Project Manager Todd Jacobsen presented the final plats for Ancestor Estates Phase 2, a ten lot single family subdivision located at 2830 East 1350 South and Zion's Bank Subdivision, a two lot commercial subdivision located at 717 South River Road.

**MOTION:** A motion was made by Councilmember Almquist to approve the final plats and authorize the Mayor to sign them.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Development Services Manager Wes Jenkins presented the preliminary plat for Sun River Phase 37-41 to create four phases of an eighty residential lot subdivision located south of Angel Arch Drive between Pearl Vista Drive and English Ivy Drive in the southern edge of the Sun River property, zoning is PD-R. Because of the existing topography, the developer is proposing to install a number of rock walls within the development. English Ivy Drive and Pearl Vista Drive are planned to extend in the future to the SITLA property south of Sun River. The interior streets will be thirty foot private roadways.

**MOTION:** A motion was made by Councilmember Hughes to approve the preliminary plat.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Development Services Manager Wes Jenkins presented the preliminary plat for Mulberry Estates Phase 6 to create fourteen single family residential lots located at the northwest corner of the intersection 3000 East and north of Crimson Ridge Drive, zoning is R-1-2, with asphalt pavement, curb, gutter, a 10' regional trail, 6' high privacy wall, double fronting lots and a 10' landscape strip. The developer will be required to provide a deceleration lane along 3000 East. The 10' landscape strip will narrow to 5' along the deceleration lane.

**MOTION:** A motion was made by Councilmember Bunker to approve the preliminary plat.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye

Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Development Services Manager Wes Jenkins presented the preliminary plat for Rim Rock Subdivision, a one lot commercial subdivision located along River Road at approximately 250 South, zoning is PD-C. The developer is proposing to subdivide the property to create an additional lot.

**MOTION:** A motion was made by Councilmember Almquist to approve the preliminary plat.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Development Services Manager Wes Jenkins presented the preliminary plat for Deserts View Phase 1, an eight lot residential subdivision located south of the Southern Parkway and west of Desert Canyons Parkway, zoning is PD-8. Comments from staff are: 1) The developer will be required to improve Desert Canyons Parkway and Deserts Edge Drive, including the round-about; 2) The developer is proposing to mass grade lots 1-3, 7 and 8 and proposing to leave lots 4-6 undisturbed except where the cul-de-sac needs to be filled or cut; 3) There is a regional trail on the west side of Deserts Edge Drive that will be part of this project; 4) Lot 4 is being proposed as a flag lot; 5) The developer will be required to designate as open space an area equal to 15% of the total area of the subdivision; and 6) The developer is proposing to build a round-about and islands in Deserts Edge Drive. Any landscaping in these will be owned and maintained by the HOA for Desert Canyons.

Councilmember Bunker stated she is concerned about pedestrians walking along the road, it may be a bad decision not to install a sidewalk.

Councilmember Hughes stated the Planning Commission hopes that those walking will use the regional trails. He explained there was a dissenting vote because of a concern regarding the lighting being dim as well there being only one sidewalk.

**MOTION:** A motion was made by Councilmember Hughes to approve the preliminary plat with comments 1-6 from staff.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Development Services Manager Wes Jenkins presented the preliminary plat for Legends of Cactus Flats, a twelve-lot residential subdivision located along the west side of 2100 East north of 2450 South, zoning is R-1-10. He explained this item has been heard three times at Planning Commission meetings and that it was recommended John Hafen and Glen Bundy work out the issues regarding the road. The road is a proposed master planned roadway on the north side of the project that is planned to extend through the property to 2100 East. The developer is proposing that the roadway not be extended through the property. To do this, the City would require that 2330 South street be vacated from where it currently ends. Planning Commission recommended denial of the Preliminary Plat and the applicant is appealing that recommendation to the City Council.

Councilmember Hughes stated this request is not an easy one. The Planning Commission would like the two property owners to reach an agreement. Options were presented, but neither party agreed. He explained the applicant believes the



road is not needed since it stops at the end of his property and Mr. Hafen stated he will need the road when he develops his property.

Roger Bundy stated there will not be enough width to have lots on both sides. He explained both owners have met with City Attorney Shawn Guzman to work something out, but Mr. Hafen does not want to do anything at this time.

John Hafen explained if the master plan road is not used, it will devalue his property. He does not have plans to develop at this time. He stated the City staff presented alternatives that were reasonable to both parties.

Mr. Bundy stated he has not looked at the other options but believes they will not be workable. He explained small homes are not desirable and feels there are not many other options.

Councilmember Almquist commented alternative 3 gives Mr. Bundy twelve lots which is what the proposal is requesting.

Terry Wade, legal counsel for Mr. Bundy stated since the road is master planned, both parties will have to dedicate property in order to build the road.

Mr. Bundy does not believe alternative 3 will provide twelve lots.

City Attorney Shawn Guzman stated the road is a master planned roadway. Mr. Bundy may have to develop in two phases. The City Council has always considered circulation.

City Manager Gary Esplin commented the number of lots gained by a property owner is not guaranteed. The master planned road can be used but not with the plan presented. He stated he would like both parties to work with staff to determine roads, looking at alternatives.

**MOTION:** A motion was made by Councilmember Almquist to table the item to the next regular meeting.  
**SECOND:** The motion was seconded by Councilmember Bunker.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

**Public Hearing to consider a zone change from PD-Res (Planned Development Residential) to Open Space and to amend the Fossil Hills PD Master Plan by deleting 23.69 acres of PD-Res zoning and replacing it with Open Space Zoning located east of River Road at approximately 3600 South. SITLA, and PCI, Russ Limb, applicants.**

City Planner Ray Snyder stated the request is for a zone change from PD-Res. If approved, various aspects and concerns relating to gypsum mining will need to be addressed as part of the conditional use permit process.

Mayor McArthur opened the public hearing.

Ron Drew, resident, stated he owns property in the area. He does not think using the property for gypsum mining is a good thing. There is blasting with dust and rock with the existing mine and it does affect him currently.

City Manager Gary Esplin stated there may be an enforcement issue if spillage is coming from the truck. He asked the applicant to address the issues.

Mayor McArthur advised this request is only a zone change request.

John Wilson, applicant, stated he is not aware of any spillage, all trucks are to be covered. He would like to be a good neighbor. However, they cannot produce gypsum without blasting.

City Manager asked Fire Chief Stoker if the Fire Department is involved with checking the amount of charge that can be used when blasting.

Chief Stoker stated a blasting permit is issued. At times there have been issues in the past. A seismograph will be used anytime there is blasting near utility or residential.

Mr. Wilson stated he keeps the seismograph results that can be seen at any time.

Mayor McArthur closed the public hearing.

**MOTION:** A motion was made by Councilmember Almquist to approve the zone change on 23.69 acres to open space zoning.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/CRIMINAL JUSTICE GRANT:**

**Consider approval of the 2013 Justice Assistance Grant for the Police Department.**

City Manager Gary Esplin advised a requirement of the grant is to consider public comment. He explained, the grant in the amount of \$13,869.00, will be used for wireless data transfer software, a computer server, a wireless access point and in-car wifi compatible video cameras. Action does not need to be taken unless public comment requires it.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

**PUBLIC HEARING/AMEND BUDGET/RESOLUTION:**

**Public hearing to consider amendments to the 2012-2013 fiscal year budget.**

City Manager Gary advised if anyone was present to speak at the public hearing, he would present the items, otherwise, he would like to keep the hearing open for a while.

Mayor McArthur opened the public hearing and continued it for public comment to be heard later in the meeting.

**HILLSIDE DEVELOPMENT PERMIT:**

City Planner Ray Snyder advised this request goes along with the conditional use permit. Planning Commission recommends approval of an unmanned utility regulator station on the southwest corner of Bluff Street and Snow Canyon Parkway. There was concern with regards to aesthetics. The applicant has designed the station to be as attractive as it can be. He explained that Questar owns the property. The Hillside Review Board supports this project; however, they recommended denial due to a conflict in the density and disturbance standards.

**CONDITIONAL USE PERMIT:**

**Consider a request for a conditional use permit to construct natural gas regulator station on the southwest corner of Bluff Street and Snow Canyon Parkway. Questar Gas, applicant.**

Councilmember Almquist stated Questar needs to understand that the City does not look the other way when cutting into the hillside.

Mr. Snyder read the conditions of the Planning Commission as follows: 1) The site shall be designed as presented as "Concept 8" to the Planning Commission on June 11<sup>th</sup> and the City Council on June 20<sup>th</sup>; 2) The elevation shall be raised a minimum of 4 feet to decrease the amount of cut and fill and to decrease visibility from Bluff Street; 3) Modify the cut slope from 2:1 to 1.5:1 (steeper slope); the slope cross sections as shown on Concept 8 may be 3% (see grading plans); 4) No scar shall be created; the west hillside and east hillside of the site shall be mitigated to blend-in and match the natural undisturbed hillside. This shall be accomplished by a combination of matting, seeding, mulch, and setting rock and rock barriers. Soil colorization and aesthetic mitigation may also be required as presented (by working with a company such as Soil Tech that specializes in this field). The mitigation shall also be designed to not erode and shall be maintained; 5) This site shall have contiguous landscaping complimentary to the design selected by UDOT for the

adjacent new interchange (excepting those hillside areas as described in item #4 above). The City Traffic Engineer shall work closely with UDOT and City staff to coordinate this effort; 6) Allow an eight (8') high solid precast wall around the site; 7) Shift the drive approach further west as shown on the June 20<sup>th</sup> presentation to the HSRB; 8) Submit a SPR (Site Plan Review) application along with the required civil engineering plans for staff review and processing; 9) The ground surface area/aggregate base/rock color shall not be red as shown in the renderings, but shall instead be a color complimentary to the natural environment; and 10) The exposed above ground piping color shall be colored to blend with the natural environment.

Councilmember Hughes advised the item was tabled because of concerns that it would change the look of the overpass. The proposed site is seven acres and will need to disturb up to three acres of the hillside. He explained the applicant presented mitigation efforts to make the site more appealing.

City Manager Gary Esplin stated the other concern is that the property goes to the top of the hill. He believes the best thing would be to continue with the landscaping being used for the interchange.

Mayor McArthur stated that although Questar currently owns the property, portions of it can be sold. He would like to see it remain open space.

Seth Plaizier with Questar Gas explained they are not interested in selling the property nor do they want to develop anymore. With regard to landscaping they will do whatever is requested of the City Council.

City Attorney Shawn Guzman advised Councilmembers can put the condition as part of the conditional use permit, that the applicant come back with landscaping plans.

Mr. Plaizier stated Questar is willing to do whatever is asked of the City Council.

City Attorney Shawn Guzman advised changing the zone and general plan to open space.

**MOTION:** A motion was made by Councilmember Hughes to approve the hillside development permit for Questar Gas for the location on Bluff Street and Snow Canyon Parkway subject to the mitigation of the hillside cut and to table the conditional use permit until there is a landscape plan that the Council will agree to.

**SECOND:** The motion was seconded by Councilmember Bunker.

City Attorney Shawn Guzman explained as long as Questar Gas agrees with the process, they can move forward.

Mayor McArthur stated the conditional use permit will need to come back before City Council for zoning and will have the condition that the rest of the property not be developed.

City Attorney Shawn Guzman stated items 6 and 9 of the previous mentioned conditions will come back before City Council as part of the conditional use permit.

Councilmember Hughes amended his motion to remove conditions of the Planning Commission numbered 6 and 9.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin advised the landscaping should hide the facility and match what is being used on the new interchange. He encouraged the applicant work to with staff to devise a plan.

#### **CONDITIONAL USE PERMIT:**

**Consider a request for a conditional use permit to operate an auto salvage business located at 985 East 700 North. Matt Thomas, applicant.**

City Planner Ray Snyder presented the request for conditional use permit to operate an auto salvage business located at 985 East 770 North Street and also approval for a caretakers unit for security at the same location. He advised the business will not

look like a junkyard and will not stock pile cars. Planning Commission recommends approval with the following conditions: 1) The applicant shall maintain the screening of all outside storage from view on 770 North Street. The chain link fencing and slats shall be maintained in good condition. The site line from the street shall prevent seeing any stockpiled materials on site; 2) The applicant shall meet all requirements of the IBC and relevant fire codes; 3) All operations either indoors or outdoors shall comply with all requirements as set by the City Fire Marshall; 4) The applicant shall drain all vehicular fluids and dispose of as required by the procedures approved by the City Fire Marshall; 5) The applicant shall comply with all applicable SWPPP (Storm Water Pollution Prevention Plan) requirements to avoid any soils or water contamination; 6) The maximum storage height inside or outside of the building shall comply with all requirements as set by the City Fire Marshall; 7) A business license is required and inspection shall be required prior to occupancy; 8) The applicant shall mitigate potential fire hazards such as the removal of any bushes and/or debris on the hillside or yard site to avoid brush or material fires. Work with the Fire Marshall as required; 9) Restrict a caretakers unit to night use only. No full time residence shall be permitted; and 10) Comply with CUP findings.

Matt Thomas, applicant, stated he will be responsible for disposing used oil and will not store anything. He does not plan on stock piling and expects automobiles to move in and out quickly.

Councilmember Hughes inquired about the future of the road.

Mr. Thomas explained the road ends half way into his property. He will share the cost with the adjacent property owner to improve the road.

City Attorney Shawn Guzman advised the roadway is unnecessary at this time. When the time comes, a development agreement can be recorded.

**MOTION:** A motion was made by Councilmember Bunker to approve the conditional use permit with the conditions of the Planning Commission in addition to having a development agreement for the roadway when the time comes.  
**SECOND:** The motion was seconded by Councilmember Nickle.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **CONDITIONAL USE PERMIT:**

**Consider a request for a conditional use permit to establish a small café at 3 North Main Street. Leslie Bosworth, applicant.**

City Planner Ray Snyder presented a conditional use permit to establish a small café located at 3 North Main Street. He explained that because the store lacks the required on-site parking, a conditional use permit is required.

Leslie Bosworth, applicant, stated this is something St. George does not have. The café will have a french vintage feel with indoor and outdoor seating and will feature Grandma Tobler's pastries as well as other locally made items.

**MOTION:** A motion was made by Councilmember Almquist to grant the conditional use permit for permission to establish a coffee shop and small pastry shop named Le Café.  
**SECOND:** The motion was seconded by Councilmember Nickle.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **BUILDING DESIGN CONCEPTUAL SITE PLAN:**

City Planner Ray Snyder presented the building conceptual site plan for a one story Nissan dealership located at the recently vacated 1700 South Street and adjacent property. He explained the Planning Commission approval with the following

conditions: 1) Approval is recommended for an approximately 12,573 sq. ft. single story car dealership building as presented on May 28, 2013 to the Planning Commission; 2) Parking to be verified by staff during plan check to meet ordinance; 3) The architectural theme, colors, and materials are recommended for approval as were presented on May 28, 2013; 4) A SPR (site plan review) application shall be submitted along with the required civil engineering plan sets to the Community Development Department for plan checking and processing; and 5) The site shall be designed with "dark sky" friendly lighting and will avoid any light pollution to the neighbors. A photometric plan shall be provided along with the SPR application in the civil engineering plan set.

Bill Western, architect for Stephen Wade advised the Nissan Dealership will have a mezzanine floor for parts storage but will not raise the height of the building. In addition, the present Chevrolet/Cadillac building will be changed into a Toyota facility and the existing Toyota building will be remodeled into a Chevrolet/Cadillac facility.

Stephen Wade, applicant, stated Chevrolet would like all dealerships to resemble each other. He is trying to make all brands image compliant by remodeling them.

**MOTION:** A motion was made by Councilmember Almquist to approve the building design conceptual site plan for the Stephen Wade Nissan dealership subject to the recommendations of the Planning Commission.

**SECOND:** The motion was seconded by Councilmember Hughes.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**MOTION:** A motion was made by Councilmember Almquist to approve the building design conceptual site plan for the Stephen Wade Chevrolet/Cadillac changes subject to the recommendations of the Planning Commission.

**SECOND:** The motion was seconded by Councilmember Bunker.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**AGREEMENT:**  
**Consider approval of an agreement with Ivins City for public transit service.**

**MOTION:** A motion was made by Councilmember Bunker to approve the agreement as presented in a previous work meeting.

**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Mayor McArthur advised the route is a commuter route that will go from Sunset Boulevard into Ivins and cannot stop along the way.

**AGREEMENT:**  
**Consider approval of a Landscape Maintenance Agreement with Quality Development for maintenance of landscaping on portions of Little Valley Road.**

Development Services Manager Wes Jenkins explained the agreement stated that Quality Development will pay the City's landscape maintenance cost for ten years for landscaping installed by Quality Development in the public right of way along their development's frontage on Little Valley Road. When Sun Valley phase 12 is

developed, Quality Development will pay a one time fee of approximately \$63.00 per lot for a total of approximately \$33,000.00.

City Manager Gary Esplin advised the design was approved by the Parks Department.

**MOTION:** A motion was made by Councilmember Almquist to approve the landscape agreement with Quality Development as explained.  
**SECOND:** The motion was seconded by Councilmember Hughes.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin moved back to the public hearing on the budget opening.

Mayor McArthur inquired if anyone that would like to speak in the public hearing regarding the budget. There being no public comment, he closed the public hearing.

City Manager Gary Esplin advised that most of the changes to the General Fund have been discussed during the fiscal year. He explained revenues were underestimated and expenditures were over estimated, therefore, the recommendation is to transfer approximately \$3.5 million to the Capital Projects Fund.

**MOTION:** A motion was made by Councilmember Bunker to approve the recommended budget amendments by resolution.  
**SECOND:** The motion was seconded by Councilmember Nickle.  
**VOTE:** Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **LAND ACQUISITION:**

**Consider approval of a land acquisition from Property Reserve, Inc. for the 3000 East, Phase I, Roadway Improvement project.**

Engineering Services Manager Jay Sandberg explained the City has been working with Property Reserve, Inc. to acquire land for the construction of 3000 East. They have accepted the City's offer to purchase 4.1 acres of right of way for \$135,330 which is about 50% of the appraised value. The City will fully improve 3000 East and a portion of 1580 East at the intersection with 3000 East.

**MOTION:** A motion was made by Councilmember Almquist to approve the land acquisition.  
**SECOND:** The motion was seconded by Councilmember Hughes.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **CITY MANAGER CONTRACT:**

**Consider approval of the City Manager's contract.**

Mayor McArthur advised that City Manager's current contract will expire June 30<sup>th</sup>. He recommended to give the City Manager a 4% increase to bring his annual salary to \$149,604.82 in addition to cashing out an additional 32 hours of paid time off.

**MOTION:** A motion was made by Councilmember Nickle to approve the contract.  
**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**APPOINTMENTS:**

Mayor McArthur recommended that he would like to appoint Tom Culver to the St. George Housing Authority Board to replace Gary Carter.

**MOTION:** A motion was made by Councilmember Bunker to appoint Tom Culver to St. George Housing Authority Board.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes of the City Council meeting held on May 16, 2013.**

**MOTION:** A motion was made by Councilmember Almquist to approve the minutes with a change to page 10, line 45; he would like it to read "he was opposed to this road continuing to the west".

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes of the City Council meeting held on May 23, 2013.**

**MOTION:** A motion was made by Councilmember Hughes to approve the minutes as presented.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes of the City Council meeting held on May 29, 2013.**

**MOTION:** A motion was made by Councilmember Bunker to approve the minutes as presented.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes of the City Council meeting held on May 30, 2013.**

**MOTION:** A motion was made by Councilmember Hughes to approve the minutes as presented.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**ADJOURN TO REDEVELOPMENT AGENCY MEETING:**

**MOTION:** A motion was made by Councilmember Hughes to adjourn to a Redevelopment Agency Meeting.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**CLOSED SESSION:**

**MOTION:** A motion was made by Councilmember Bunker to adjourn to a closed session to discuss possible litigation and property purchase.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

The meeting then adjourned after the closed session.



**DRAFT**Agenda Item Number : **2A****Request For Council Action**

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**Date Submitted** 2013-06-03 14:45:56**Applicant** Water Services Dept.**Quick Title** Professional Services Agreement**Subject** Consider approval of a professional engineering services agreement with Bowen Collins & Associates for the design and construction management of the SGRWR Facility Centrifuge #3 Installation Project**Discussion** This professional services agreement is for the design and construction management of the installation of the third centrifuge at the wastewater treatment plant. After the third centrifuge is installed and operational, the two existing centrifuges will be send to the factory for a complete recondition and upgrade.**Cost** \$32,499**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Scott Taylor**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**Agenda Item Number : **3A**

## Request For Council Action

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**Date Submitted** 2013-06-10 10:16:08**Applicant** SITLA, and PCI, Russ Limb, rep**Quick Title** Public Hearing & Ord for rezone from PD-Res to OS**Subject** Consider a request for a zone change from Planned Development Residential (PD-Res) to Open Space and to amend the Fossil Hills PD Master Plan by deleting 23.69 acres of PD-Res zoning and replacing it with Open Space Zoning.

**Discussion** SITLA is the current property owner and Mr. Russ Limb is proposing to either lease or purchase 23.69 acres adjacent to the present Ft Pierce Industrial park area to expand his current gypsum mining operation. Mr Limb (& SITLA) request the Open Space zoning on the 23 acre property and then request a Conditional Use Permit (future request) to allow for mineral (gypsum) extraction. Because the property is surrounded on 3 sides by M-1 zoning it is likely that the applicants long term use for the property (after the gypsum is mined) would be to seek M-1 zoning (sometime in the future). The City General Plan currently designates most of the subject property as Open Space and therefore the rezone request to OS is consistent with the General Plan. The PC recommends approval, noting that issues relating to any mining request will need to be considered as part of a future CUP request.

**Cost** \$0.00

**City Manager Recommendation** Appears to be logical request given the surrounding property and their uses. The mining request will come later.

**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

## Zone Change

PLANNING COMMISSION AGENDA REPORT: 05/28/2013  
COUNCIL SET DATE: 06/06/2013  
CITY COUNCIL MEETING: 06/20/2013

### ZONE CHANGE

**Zone Change PD (Planned Development) to OS (Open Space) on 23.69 acres, and amend Fossil Hills PD Zone by deleting 23.69 acres from the PD Zone.**

Case No. 2013-ZC-006

<b>Request:</b>	To amend the Fossil Hills PD Zone by deleting 23.69 acres from the PD Residential Zone, and changing the PD-R zone to Open Space on 23.69 acres. The property is generally located east of River Road at approximately 3600 South.
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**Applicant:** SITLA and PCI (Progressive Contracting Inc.)  
St. George, Utah 84790

**Representative:** Mr. John Wilson, PCI  
Mr. Rob Reid, Rosenberg Engineering Inc

**Area:** 23.69 acres

**Current Zone(s):** PD in the Fossil Hills PD Zone (uses on approved concept plan show Open Space and Very Low Density Residential (1 du/ac).

**General Plan:** Open Space for most of the area

**Adjacent zones:** North: Fossil Hills PD Zone  
East: M-1  
South: M-1  
West: M-1

**Project:** The purpose of the Zone Change to Open Space is to allow the applicant to seek approval for mineral extraction (gypsum mining) through a conditional use permit in the OS zone. The General Plan designates most of this area as Open Space.

**Staff Comments:** Ownership  
Progressive Contracting Inc owns the adjacent property to the northeast and operates a gypsum mining business there.

Future Industrial Use  
PCI would like to mine gypsum on this property and eventually convert the property to future industrial use (M-1 zone) consistent with the zoning and use on three sides of the property.

Vicinity Uses

The Sunroc Block plant is adjacent on the west and gypsum mining is adjacent on the east. To the south are various industrial uses.

Mineral Extraction

The Open Space zone allows for mineral extraction through a CUP process and the applicant intends to pursue that process if the zone change to OS is approved.

Mitigations

“If” the zone change is approved, then various aspects and concerns relating to gypsum mining will need to be addressed as part of the CUP process (ie, air quality, traffic, etc).

General Plan

Rezoning to OS would be consistent with the current City General Plan land use map.

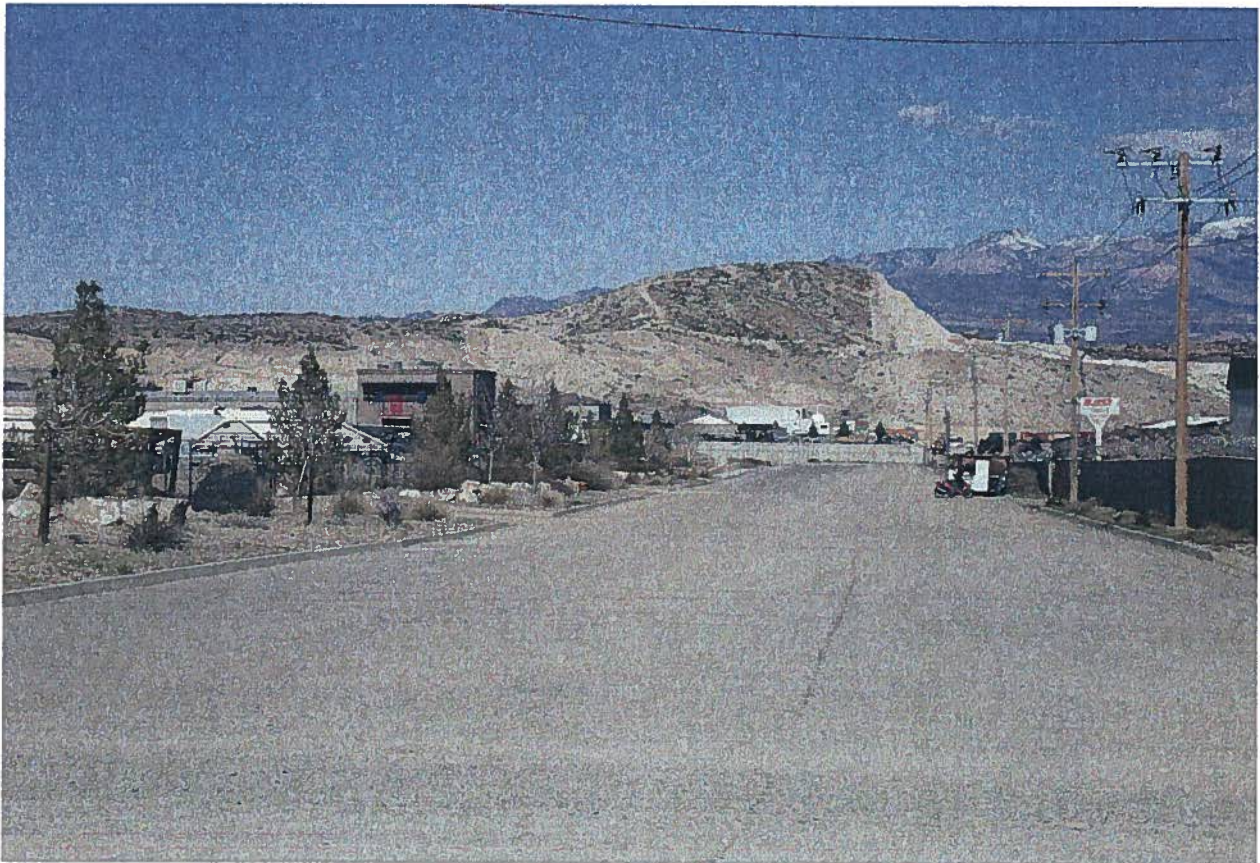
**P.C:**

The Planning Commission recommends approval of the zone change to Open Space.

## Planned Development Zone Amendment Narrative

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# **Fossil Hills Planned Development** **Utah State School and Trust Lands**



**ROSENBERG**  **ASSOCIATES™**  
CIVIL ENGINEERS LAND SURVEYORS

352 East Riverside Drive  
St. George, Utah 84790  
**Rob Reid - Project Engineer**

May 7, 2013

# Amendment Narrative

May 7, 2013

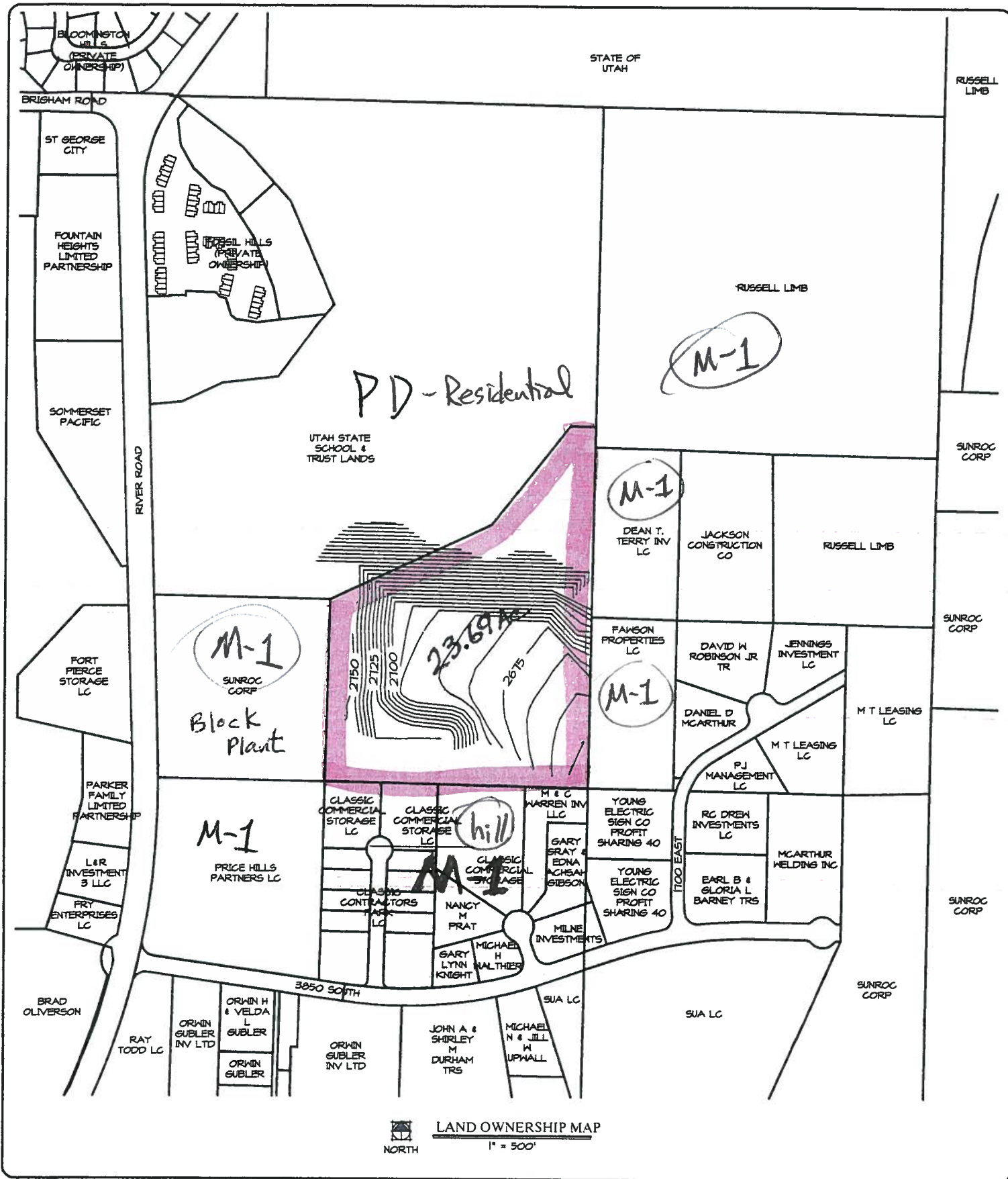
## 1 Introduction

In 1999, property in the area of River Road and Brigham Road, under the jurisdiction of the State of Utah School and Institutional Trust Lands Administration (SITLA), went through the City of St. George's Planned Development (PD) zone change process. On February 18, 1999, the City Council approved the Fossil Hills Planned Development Zone. The zone included development opportunities for residential and open space. The City's General Plan was amended to match the proposed uses of the planned development zone. The uses for Open Space within the PD zone are not well defined. Refer to the Hidden Valley and Fossil Hills Planned Development Zone Change Application prepared for SITLA. The surrounding areas are currently zoned M-1 as part of the Fort Pierce Industrial Park.

## 2 Proposed Zone Amendment

The Planned Development Zone is being amended to remove a 23.69-acre portion currently designated as open space within the PD zone. Once the area is removed from the PD Zone, its designation would remain Open Space and have the uses defined for Open Space as per City zoning ordinance.









## SITLA / PCI zone change request PD-R to OS

Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 21, 2013



# FOSSIL HILLS

ENTRANCE 1

4.1  
RESIDENTIAL  
5.5 DU/AC

RIVER ROAD

4.2  
RESIDENTIAL  
5.5 DU/AC

OPEN SPACE

OPEN SPACE

ROAD H

ENTRANCE 2

5.1  
RESIDENTIAL  
PUD  
12 DU/AC

ENTRANCE 3

4.3  
RESIDENTIAL  
5.5 DU/AC

OPEN SPACE

ENTRANCE 4

4.4  
EQUESTRIAN  
RESIDENTIAL

delete  
this  
area from  
PD Plan.  
23 AC±

BLOCK AND  
BRICK PLANT

River Rd

ORIGINAL PD ZONE PLAN  
APPROVED 2-18-99

9950 sq.

3850 SOUTH



**DRAFT**Agenda Item Number : **3B****Request For Council Action**

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**Date Submitted** 2013-06-10 10:25:20**Applicant** St. George City Police**Quick Title** JAG Grant Review**Subject** Justice Assistance Grant in the amount of \$13,869 have been awarded to the City of St. George Police Department.**Discussion** Needs to be reviewed by council and the public needs to be given an opportunity to give comment.**Cost** \$0.00**City Manager Recommendation** Requirement of the grant is to have public comment and input on this program.**Action Taken****Requested by** Michael Giles**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**St. George City**  
Budget Narrative  
Grant Application 2013-H2719-UT-DJ

The St. George Police Department will purchase the following items as outlined in the Program Narrative

TOTAL FY 2013 Local Solicitation Grant Award	\$ 13,869.00
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Technology Program:

Wireless data transfer software	1,295.00
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Equipment Program:

Computer Server	4000.00
Wireless Access Point	300
<u>In Car wifi compatible video camera</u>	<u>(x3)</u> 8,274

TOTAL ESTIMATED COSTS	<u>\$ 13,869.00</u>
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**St. George City  
Program Narrative  
Grant Application: 2013-H2719-UT-DJ**

Washington County Utah sits in the South West corner of Utah and Borders Arizona and Nevada. Its population base is estimated to be just under 150,000 residents living in approximately 11 cities and towns, as well as unincorporated areas of the county. We are an hour and a half from Las Vegas and sit along the I-15 corridor. St. George and Washington County are gateways to national parks, like Zions National Park, and several State Parks and Federal lands that attract significant numbers of tourists annually. Sporting events, like the Iron Man Triathlon and 70.3 Triathlon, provide international exposure to our communities. Interstate 15 also provides a corridor for illicit activities related to the drug trades, gang activities, such as outlaw motorcycle rallies, and clandestine marijuana grow sites among the various wilderness areas around the county.

St. George is experiencing a recovery from the recent recession and new homes are being built at an increased rate. More specialized activities are taking place and there has been a noticed increase in the activities that bring tourists, new residents, and companies to the area. This too is reflected in an increase in demands placed upon law-enforcement in our area.

**City of St. George:**

**EQUIPMENT PROGRAM:**

The St. George Police Department consists of 106 sworn officers. Of those 106 officers, 55 are assigned to the uniform duties which include patrol and traffic units.

The City of St. George has, in years past, been able to equip some of its patrol cars with in car video camera systems. The use of this technology has resulted in our ability to more effectively prosecute criminal cases, use as a training tool with new officers or for the remediation of current officers, to refute and/or corroborate citizen complaints, as well as provide a resource for supervisory review of officers' performance.

The St. George Police Department only has approximately 5 mobile video systems. A couple of those systems were provided through a Utah State alcohol/DUI enforcement grant initiative. Aside from those newly acquired systems, the others are aging with a VHS system still in use.

The equipment we are using is not being used to its fullest potential, at best, and is inefficient and out dated at worst, compared to the newer technologies. The VHS machine require officers to manually handle the cassettes. Their size makes them inefficient to store, and the recovery of needed segments from a tape can be a laborious process; manual scanning and real-time dubbing inefficiencies. Digital recording systems are more efficient for data recovery, but our current systems still require officers to burn their videos onto CD/DVDs and enter them into evidence for storage; whereas current technologies can eliminate this through automated wireless file download technologies. Recovery of videos is equally simplified through the use of digital file/video management software.

The goal of the City of St. George is to acquire the infrastructure needed to wirelessly recover and store digital videos from mobile video systems; as well as to increase the number of video units deployed

within the department. To accomplish this goal we will need to purchase: 1) a server capable of handling the large amount of data associated with digital video files, 2) a wireless access point, 3) software for wireless transfers, as well as digital storage and recovery, and 4) mobile video systems that are compatible with the wireless file transfer hard/software.

Once this infrastructure is on line the police department can supplement the program activities with surplus funds to purchase additional video systems.

#### **TECHNOLOGY PROGRAM:**

##### **Award Amount:**

The total JAG allocation to St. George City is \$13,869.00. Washington County and St. George City are Disparate Jurisdictions and as such are filing a joint application. The amount that will be awarded to St. George City is \$13,869.00 and Washington County is \$0.00.

The money will be spent as described in the Budget Narrative.

**DRAFT**Agenda Item Number : **3C****Request For Council Action**

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**Date Submitted** 2013-06-14 10:23:38**Applicant** Gary S. Esplin**Quick Title** Public Hearing on 2012-2013 budget adjustments**Subject** Budget Adjustments for 2012-2013**Discussion** Action to make changes to current fiscal budget.**Cost** \$0.00**City Manager Recommendation** Adjustments are attached. All major expenditures were discussed with Mayor and City Council previously or were carry over amounts from last budget year.**Action Taken****Requested by****File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

<b>GENERAL FUND ADJUSTMENTS</b>
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1	10-4131-1100	City Manager - Full-Time Salaries & Wages	1,259	
	10-4135-1100	Human Resources - Full-Time Salaries & Wages	2,875	
	10-4140-1100	Admin. Services - Full-Time Salaries & Wages	6,652	
	10-4141-1100	Finance - Full-Time Salaries & Wages	23,919	
	10-4142-1100	Technology Services - Full-Time Salaries & Wages	14,386	
	10-4145-1100	Legal - Full-Time Salaries & Wages	12,858	
	10-4160-1100	Building Maint. - Full-Time Salaries & Wages	17,977	
	10-4211-1100	Police - Full-Time Salaries & Wages	129,145	
	10-4213-1100	Dispatch Center - Full-Time Salaries & Wages	43,610	
	10-4220-1100	Fire - Full-Time Salaries & Wages	36,993	
	10-4240-1100	Inspections - Full-Time Salaries & Wages	11,330	
	10-4241-1100	Code Enforcement - Full-Time Salaries & Wages	2,518	
	10-4411-1100	Public Works Admin. - Full-Time Salaries & Wages	2,518	
	10-4413-1100	Streets - Full-Time Salaries & Wages	40,999	
	10-4440-1100	Fleet - Full-Time Salaries & Wages	18,339	
	10-4450-1100	Engineering - Full-Time Salaries & Wages	8,812	
	10-4510-1100	Parks - Full-Time Salaries & Wages	54,531	
	10-4511-1100	Parks Design - Full-Time Salaries & Wages	3,864	
	10-4555-1200	Nature Center - Part-Time Salaries & Wages	1,159	
	10-4556-1100	Softball Programs - Full-Time Salaries & Wages	1,984	
	10-4557-1100	Sports Field Maint. - Full-Time Salaries & Wages	4,401	
	10-4558-1200	Special Events - Part-Time Salaries & Wages	1,164	
	10-4559-1100	Youth Sports - Full-Time Salaries & Wages	3,599	
	10-4561-1100	Recreation Admin. - Full-Time Salaries & Wages	5,217	
	10-4562-1100	Exhibits & Collections - Full-Time Salaries & Wages	2,330	
	10-4563-1100	Community Arts - Full-Time Salaries & Wages	2,699	
	10-4564-1200	Opera House - Part-Time Salaries & Wages	807	
	10-4566-1100	Leisure Services Admin. - Full-Time Salaries & Wages	2,518	
	10-4567-1100	Recreation Center - Full-Time Salaries & Wages	7,191	
	10-4568-1100	Marathon - Full-Time Salaries & Wages	1,440	
	10-4590-1100	Cemetery - Full-Time Salaries & Wages	2,330	
	10-4653-1100	Development Services - Full-Time Salaries & Wages	14,205	
	10-5400-1100	Airport - Full-Time Salaries & Wages	8,624	
	10-5650-1100	Aquatic Center - Full-Time Salaries & Wages	16,837	
	10-4810-9100	Transfers to Other Funds		509,090

To budget for the Return-on-Investment (ROI) one-time payment to Full-time employees, and one-time ROI payment to Part-time employees to be paid in the last pay date in June 2013.

2	10-4160-7300	Building Operations - Improvements	121,424	
	10-4810-9100	Transfers to Other Funds		121,424

To budget for the City Hall re-carpeting project approved in Fiscal Year 2011-12 but not completed and paid for until this current Fiscal Year 2012-13.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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3	10-4211-2700 10-33400	Police Dept. - Special Department Supplies State Grants	9,790	9,790
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To budget for a DUI grant awarded mid-year from the State of Utah for the purchase of two in-car digital video camera systems.

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4	10-4211-1210 10-33400	Police Dept. - Overtime State Grants	3,516	3,516
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To budget for a State of Utah Highway Safety grant awarded mid-year to conduct alcohol-related enforcement after-hour shifts.

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5	10-4211-7300 10-38200 40-4000-9100 40-38800	Police Dept. - Improvements Transfers from Other Funds Capital Projects Fund - Transfers to Other Funds Capital Projects Fund - Appropriated Fund Balance	3,000  3,000	3,000  3,000
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To budget for improvements to the Animal Shelter funded by an endowment left to fund improvements to the Animal Shelter. The balance of the endowment is held in the Capital Project's Fund.

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6	10-4240-3100 10-32210	Inspections - Professional Services Building Permits	20,000	20,000
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To increase the budget for 3rd-party engineers' structural reviews of commercial and industrial projects due to the increased permit activity.

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7	10-5400-2680 10-4810-9100	Fleet Maintenance Transfers to Other Funds	105,500	105,500
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To budget for unforeseen substantial emergency repairs to the Aircraft Rescue & Fire Fighting (ARFF) vehicle.

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8	10-5400-7300 10-4810-9100	Airport - Improvements Transfers to Other Funds	9,500	9,500
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To budget for unforeseen costs of installing additional security cameras at the new airport.

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9	10-5400-7300 10-4810-9100	Airport - Improvements Transfers to Other Funds	10,053	10,053
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To budget for replacing a swinging door with a sliding door at the terminal to improve convenience for airport patrons.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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10	10-4564-7400	Opera House - Equipment	1,200	
	10-4564-2700	Opera House - Special Department Supplies	2,250	
	10-4564-2200	Opera House - Ordinances & Publications	1,550	
	10-33400	State Grants		5,000

To budget for a grant from the Utah Division of Arts & Museums awarded mid-year to help fund the Leisure EEEE's and start-up costs for the melodramas at the Opera House.

---

11	10-4567-2200	Recreation Center - Publications	3,600	
	10-34730	Recreation Fees		3,600

To budget for marketing costs, and sponsorship from the County Sports Commission, for the Utah State Pickleball Championship tournament held at City facilities November 2012.

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12	10-4561-4610	Recreation Admin. - New Program Development	28,000	
	10-4561-2200	Recreation Admin. - Publications	1,500	
	10-34730	Recreation Fees		29,500

To budget for two new recreation events - the Red Desert Classic NCAA Division I softball tournament and the Road Rage Duathlon; associated gate/admission fees; and recognize \$13,500 sponsorship from County Sports Commission towards the two events.

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13	10-4558-2700	Special Events - Department Supplies	5,000	
	10-4555-1200	Nature Center - Part-time Wages		5,000

To increase the Races & Special Events - Dept. Supplies budget for unanticipated increases in t-shirt costs and to fund the increase by a reallocation of the Nature Center's part-time wages budget.

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14	10-4556-2200	Softball Programs - Publications	2,617	
	10-4556-4580	Softball Programs - Special Events	61,000	
	10-4556-3100	Softball Programs - Contract Labor	3,000	
	10-4557-1200	Sports Field Maint. - Part-Time Wages		8,000
	10-4557-2600	Sports Field Maint. - Buildings & Grounds		10,000
	10-34730	Recreation Fees		2,617
	10-34670	Softball League/Tournament Fees		46,000

To budget for all revenues and costs associated with the NJCAA Tournament which were mainly paid for by the County Sports Commission in previous years.

---

15	10-4110-6100	Mayor & City Council - Sundry Charges	30,000	
	10-4810-9100	Transfers to Other Funds		30,000

To budget for the emergency contribution to the Washington County Youth Crisis Center.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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16	10-4110-6100	Mayor & City Council - Sundry Charges	2,500	
	10-4810-9100	Transfers to Other Funds		2,500

To budget for the contribution to the American Legion - Veterans Day Parade and program.

---

17	10-4131-2400	City Manager - Office Supplies	1,350	
	10-4140-2400	Admin. Services - Office Supplies	1,350	
	10-4142-2400	Technology Services - Office Supplies	1,350	
	10-4810-9100	Transfers to Other Funds		4,050

To budget for new lease for Xerox color copy machine for Administrative Services area.

---

18	10-4510-7300	Parks - Improvements	35,500	
	10-4810-9100	Transfers to Other Funds		35,500

To budget for the Larkspur Park playground structure approved and ordered in the Fiscal Year 2012 budget but not received until the current fiscal year.

---

19	10-5600-2500	City Pool - Equipment Supplies & Maint.	6,000	
	10-34720	Swimming Pool Revenues		6,000

To budget for an unforeseen emergency repair of the main pump at the Outdoor Pool and to increase the revenues budget to the estimated amount at year-end.

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20	10-5400-7300	Airport - Improvements	13,285	
	10-4810-9100	Transfers to Other Funds		13,285

To budget for unforeseen replacement of the lighting system in the Airport terminal secure area.

---

21	10-5400-2550	Airport - ARFF Equipment	8,900	
	10-4810-9100	Transfers to Other Funds		8,900

To budget for unanticipated replacement of ARFF turn-outs and Part 139 regulations training not required in previous years.

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22	10-5400-6600	Airport - Small Airport Grant	13,700	
	10-4810-9100	Transfers to Other Funds		13,700

To budget for expenses incurred for the Small Community Air Services Grant in this current fiscal year, but to be reimbursed in the next fiscal year.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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23a	10-5400-7400	Airport - Equipment	8,100	
	10-4810-9100	Transfers to Other Funds		8,100

To budget for unexpected repairs to the Airport's VOR system.

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23b	10-4142-7400	Technology Services - Equipment	23,378	
	10-4810-9100	Transfers to Other Funds		23,378

To budget for the purchase of 2013 Microsoft Exchange Server software upgrade in order to be compatible and facilitate other software upgrades installed during the year.

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23c	10-4510-7400	Parks - Equipment	40,000	
	10-4810-9100	Transfers to Other Funds		40,000

To budget for the purchase of a trail sweeper approved as part of the mid-year Parks department re-organization.

---

23d	10-4140-1100	Admin. Services - Full-Time Salaries & Wages	17,000	
	10-4810-9100	Transfers to Other Funds		17,000

To budget for the final check for the City Recorder's retirement which was unanticipated.

---

24	10-4810-9100	Transfers to Other Funds	2,082,516	
	10-31100	Current Property Taxes		200,000
	10-31140	Franchise Taxes		150,000
	10-31200	Delinquent Property Taxes		50,000
	10-31300	Sales Taxes		800,000
	10-32210	Building Permits		200,000
	10-33560	Class C Road Allotment		
	10-34130	Planning Fees		75,000
	10-34220	E-911 Services		20,000
	10-34660	Races & Special Events	21,000	
	10-34770	Tennis Classes, Reserve & Concessions		27,000
	10-34780	Marathon Revenues		25,000
	10-34810	Cemetery Lot Sales		18,000
	10-35110	Court Fines		37,000
	10-36100	Interest Earnings	100,000	
	10-36400	Sale of Property		40,000
	10-38100	Contributions from Other		15,000
	10-38200	Transfers from Other Funds	992,500	
	10-38100	Contributions from Private		15,000
	10-38800	Appropriated Fund Balance		1,524,016
	40-38200	Capital Projects Fund - Transfers from Other Funds		926,757
	40-38800	Appropriated Fund Balance	926,757	

To increase revenue budgets to estimated Actuals at year-end and to increase the transfers budget to transfer funds for projects that will be completed through the Capital Projects fund and the Economic Development Fund.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

<b>CAPITAL PROJECTS FUND (CPF)</b>
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25	40-38800	Appropriated Fund Balance	1,227,000	
	40-36400	Sale of Property		1,227,000

To budget for the sale of property in the Little Valley area.

26	40-4000-7374	East Annex Building	221,100	
	40-36900	Miscellaneous Sundry Revenues		221,100

To budget for the settlement with the State for the East Annex building's water damage, and also budget for remodeling design and construction costs expected to be incurred this fiscal year.

27	40-4000-7100	Land Purchases	240,500	
	40-38800	Appropriated Fund Balance		240,500

To budget for the purchase of the historic "Gaskell home" at 164 W. 100 S.

28	40-4000-7200	Building Purchases or Const.	949,500	
	40-4000-7376	56 E Tabernacle Renovations	10,000	
	40-4000-7377	62 E Tabernacle Renovations	10,000	
	40-4000-7378	68 E Tabernacle Renovations	60,000	
	40-38800	Appropriated Fund Balance		1,029,500

To budget for consultant fees and the purchase of the Electric Theater and adjacent properties.

29	40-4000-7373	Pioneer Courthouse Restoration	30,500	
	40-38800	Appropriated Fund Balance		30,500

To carryover the balance of the budget for the Pioneer Courthouse: A budget of \$250,000 was approved in Fiscal Year 2011-12 of which only \$199,000 was spent, this is to extend the budget and close out the project this fiscal year.

30	40-4000-7573	Tonaquint Park - South End	194,500	
	40-38800	Appropriated Fund Balance		194,500

To carryover the unspent budget from Fiscal Year 2011-12 for the Tonaquint Park - South End project. Project Manager's estimated spending approx. \$250,000 but only spent \$50,000, this is to rollover the unspent budget amount (as needed) into this current fiscal year.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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31	40-4000-7586	800 MHZ Radio System (PSIC Grant)	212,900	
	40-38800	Appropriated Fund Balance		212,900

To budget for expenses incurred this fiscal year for the 800 MHZ radio system project which were fully funded by a Federal PSIC Grant (Public Safety Interoperable Communications). Grant revenues were already received in previous fiscal years.

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32	44-4400-9100	Park Impact Fund - Transfer to Other Funds	320,000	
	44-4400-7658	Park Impact Fund - Fields at Little Valley Phase 3 Parking		320,000
	40-4000-7870	Capital Projects Fund - Little Valley Pickleball Courts	320,000	
	40-38200	Capital Projects Fund - Transfers from Other Funds		320,000

To combine both the Fields at L.V. Parking Expansion budget and the Pickleball Courts budget into one since all expense were paid out of one account. Net effect on overall budgets is \$0 (i.e. no overall budget increase).

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33	40-4000-9100	Capital Projects Fund - Transfers to Other Funds	306,295	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		306,295
	44-4400-7639	Park Impact Fund - Dixie Drive Interchange Trail (Betterments)	32,105	
	44-38800	Park Impact Fund - Appropriated Fund Balance	274,190	
	44-38200	Park Impact Fund - Transfers from Other Funds		306,295

To budget for a transfer from the Capital Projects Fund to the Park Impact Fund for the total multi-year costs incurred on the Dixie Drive Interchange Betterment project. Funds were budgeted in previous years however the project was not completed until this current fiscal year.

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34	40-4000-9100	Capital Projects Fund - Transfers to Other Funds	182,500	
	40-38800	Capital Projects Fund - Appropriated Fund Balance		182,500
	44-4400-7653	Park Impact Fund - DDI Transpo Enhancement	81,025	
	44-38800	Park Impact Fund - Appropriated Fund Balance	101,475	
	44-38200	Park Impact Fund - Transfers from Other Funds		182,500

To budget for a transfer from the Capital Projects Fund to the Park Impact Fund for the total multi-year costs incurred on the Dixie Drive Interchange Transportation Enhancement project. A \$500,000 grant was received and the City's match was 25% (\$125,000) plus approved change orders and additional costs complete project in time for DDI's opening date. Funds were budgeted in previous years however the project was not completed until this current fiscal year.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

<b>OTHER FUNDS</b>
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35	50-5000-7400	Drug Seizure Fund - Equipment	15,575	
	50-38800	Drug Seizure Fund - Appropriated Fund Balance		15,575

To budget for the purchase of a vehicle from Hurricane City for the Drug Task Force based upon recommendation from the CCJJ and State Task Force Board.

36	55-5500-7400	Red Hills Golf - Equipment	49,500	
	55-5510-7400	Golf Admin. - Equipment	11,500	
	55-5525-7400	Southgate Golf - Equipment	68,000	
	55-5550-7400	St. George Golf - Equipment	83,500	
	55-5575-7400	Sunbrook Golf - Equipment	77,500	
	55-38200	Golf - Transfers from Other Funds		290,000
	41-4100-9100	Economic Development - Transfers to Other Funds	290,000	
	41-38800	Economic Development - Appropriated Fund Balance		290,000

To budget for a transfer to the Golf Fund for the purchase of replacement equipment at the various golf courses.

37	26-38310	2009 Airport Bond Debt Service - Tax Rebates on Bonds	13,500	
	26-38200	2009 Airport Bond Debt Service - Transfers from Other Funds		13,500
	41-4100-9100	Economic Development - Transfers to Other Funds	13,500	
	41-38800	Economic Development - Appropriated Fund Balance		13,500

To budget for a transfer from the Economic Development Fund to the 2009 Airport Bond Debt Service fund to make up the mid-year Federal Sequestration adjustment where the tax rebate towards the Build America Bonds was reduced by 8.7%.

38	41-4100-7300	Economic Development - Improvements	20,000	
	41-38800	Economic Development - Appropriated Fund Balance		20,000

To budget for emergency repairs of the netting at the Southgate Golf - Driving Range due to damage caused by recent high wind storms.

39	32-3200-6000	CDBG Fund - CDBG Activities	60,000	
	32-36921	CDBG Fund - Assistance Repayment Revenues		60,000

To budget for unexpected payments received from property owners to payoff Down Payment Assistance Loans funded by the CDBG program; and to likewise increase the expense budget to roll the receipts into new loans.



**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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40	32-3200-9100	CDBG Fund - Transfers to Other Funds	85,000	
	32-33100	CDBG Fund - Federal Grants		85,000
	44-38800	Park Impact Fund - Appropriated Fund Balance	85,000	
	44-38200	Park Impact Fund - Transfers from Other Funds		85,000

To budget for reimbursement from the CDBG Fund to the Park Impact Fund for the Forest Park project. This transfer was included in last year's budget but the project was not closed out until this current fiscal year, requiring the budget to be rolled forward.

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41	44-4400-7629	Park Impact Fund - Hidden Valley Park Impact Fee Refunds	83,265	
	44-34350	Park Impact Fees		83,265

To budget for an increase in impact fees refunded to Ivory Homes as per the Development Agreement due to actual impact fees paid being greater than the anticipated (budgeted) amount for the year.

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42	44-4400-7790	Park Impact Fund - Sunset Park Renovation	88,610	
	44-34350	Park Impact Fees		88,610

To budget for bids higher than engineer's estimates and unforeseen drainage issues and other minor change orders for the Sunset Park Renovation project. Increase is covered by actual impact fee revenues being greater than budgeted.

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43	27-2700-7300	Transportation Improvement Fund - Improvements	113,600	
	27-38302	Transportation Improvement Fund - Contributions from Private		92,000
	27-31301	Transportation Improvement Fund - Highway Sales Taxes		21,600

To budget for right-of-way purchase settlement for the Hilton Drive project completed a few years ago and funded by ARRA funds through UDOT and to budget for a corresponding reimbursement from UDOT for most of the cost.

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44	87-8700-7337	Public Works CPF - Riverside Drive	67,663	
	87-38308	Public Works CPF - Contributions from Private		67,663

To budget for additional improvements made on the Riverside Drive road improvement project requested by a developer (Riverbend Estates Subdivision) for which the developer will reimburse the City.

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45	87-8700-7670	Public Works CPF - Red Hills/Red Cliffs Connection	20,000	
	87-38101	Public Works CPF - Contributions from Other Governments		60,000
	87-38200	Public Works CPF - Transfers from Other Funds	40,000	
	45-38800	Street Impact Fund - Appropriated Fund Balance	40,000	
	45-4500-9100	Street Impact Fund - Transfers to		40,000

To budget for the Dixie MPO and UDOT's participation in funding the Red Hills/Red Cliffs Drive corridor connection study. Their funding replaces the monies budgeted to come from Street Impact Fees.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

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46	84-8400-9100	Sales Tax Bond Const. Fund - Transfers to Other Funds	154,900	
	84-38800	Sales Tax Bond Const. Fund - Appropriated Fund Balance		154,900
	87-8700-7311	Public Works CPF - Mathis Bridge & Dixie Drive	180,900	
	87-8700-7337	Public Works CPF - Riverside Drive	266,400	
	87-8700-7352	Public Works CPF - 1450 South Improvements		292,400
	87-38200	Public Works CPF - Transfers from Other Funds		154,900

To adjust the budgeted transfers from the 2007/2009 Sales Tax Bond Const. Fund to the Public Works Capital Projects Fund (CPF) for the Mathis Bridge/Dixie Dr., the Riverside Dr. widening, and the 1450 South Phase II projects which were budgeted in the last fiscal year but not completed until this current fiscal year. This budget opening rolls forward a portion of the unspent budgets from last year to this year.

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47	27-2700-9100	Transportation Improvement Fund - Transfers to Other Funds	633,000	
	27-31301	Transportation Improvement Fund - Highway Sales Taxes		200,000
	27-38800	Transportation Improvement Fund - Appropriated Fund Balance		433,000
	87-8700-7311	Public Works CPF - Mathis Bridge & Dixie Drive	40,000	
	87-8700-7337	Public Works CPF - Riverside Drive	246,000	
	87-8700-7352	Public Works CPF - 1450 South Improvements	347,000	
	87-38200	Public Works CPF - Transfers from Other Funds		633,000

To budget for a change in funding sources for the balance of the Mathis Bridge/Dixie Dr., the Riverside Dr. widening, and the 1450 South Phase II project out of TIF instead of from transferring unspent road bond proceeds from the Replacement Airport project as the Replacement Airport's budget is not ready to be closed out.

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48	88-8800-7300	Replacement Airport - Improvements	495,000	
	88-33100	Replacement Airport - Federal Grants		158,000
	88-38800	Replacement Airport - Appropriated Fund Balance		337,000

To budget for costs related to the Replacement Airport project that were budgeted for in the last fiscal year but not incurred and paid for until the current fiscal year.

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49	91-9100-7300	2012 Flood Fund - Improvements (General)	304,000	
	91-33100	2012 Flood Fund - Federal Grants (FEMA)		228,000
	91-38200	2012 Flood Fund - Transfers from Other Funds		76,000

To budget for the 2012 Flood event which occurred on 9/11/2012 which was an unanticipated emergency and therefore was unbudgeted.

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50	79-7900-7432	Permanent Collection Acquisition/Purchase	500	
	79-38307	Permanent Collection Donations		500

To increase the permanent collection acquisition budget to the estimated actual amount at year-end.

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51	63-6300-5200	Self Insurance Fund - Claims Paid	300,000	
	63-38800	Self Insurance Fund - Appropriated Fund Balance		300,000

To increase the claims paid budget for an ongoing large claim that was settled this fiscal year.

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**CITY OF ST. GEORGE**  
**Budget Opening - Fiscal Year 2012-13**  
**June 20, 2013**

<b>ST. GEORGE REDEVELOPMENT AGENCY (RDA)</b>
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1	36-3600-7300	Fort Pierce CDA - Improvements	20,000	
	36-38800	Fort Pierce CDA - Appropriated Fund Balance		20,000

To budget for the City's share of a cost-participation agreement for road improvements for the Family Dollar project as per the Master Development Agreement with Family Dollar, the City, and the Fort Pierce Business Park.

2	35-3500-9100	Dixie Center EDA - Transfers to Other Funds	30,000	
	35-31100	Current Property Taxes		30,000

To budget for estimated property tax revenues being greater than budgeted amount and therefore budget for an increase in the amount that can be contributed towards debt service for the 2009 Sales Tax Road Bond.

3	42-4200-7400	Downtown Redevelopment - Equipment Purchases	50,000	
	42-4200-3100	Downtown Redevelopment - Professional & Tech. Services		13,500
	42-34805	Downtown Redevelopment - Carousel Revenues	38,500	
	42-38800	Downtown Redevelopment - Appropriated Fund Balance		75,000

To budget for unforeseen repairs to the carousel and corresponding decreases in personnel costs and decreases in revenues due to the downtime while the repairs were performed.

**DRAFT**Agenda Item Number : **5A**

## **Request For Council Action**

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**Date Submitted** 2013-06-10 10:04:45**Applicant** City of St. George**Quick Title** Resolution to Approve Amendments to Fiscal Year 2012-13 Budget**Subject** Review and approval of requested budget openings to the Fiscal Year 2012-13 Budget.**Discussion****Cost** \$0.00**City Manager Recommendation** Changes to the current fiscal budget need to be approved by resolution.**Action Taken****Requested by** Deanna Brklacich**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**Agenda Item Number : **6A**

## Request For Council Action

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**Date Submitted** 2013-06-13 11:16:27**Applicant** Matthew Black w/ Dixie State University**Quick Title** Juanita Brooks Rally**Subject** Dixie State University Film Program is requesting a waiver of the Town Square reservation/user fees.**Discussion** The DSU Film Program is sponsoring a community carnival to raise funds for the production of a feature-length movie about Juanita Brooks.**Cost** \$0.00**City Manager Recommendation** Appears to be a good use at the Town Square. Recommend approval.**Action Taken****Requested by** Bill Swenen**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

June 20, 2013

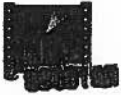
City Council Meeting

Staff Reports

**Agenda Item 6 A**

Informational Documents

Consider approval of a fee waiver for the use of Town Square for a Dixie State University Film Program event. Mathew Black, Applicant



**dixiesunlink**  
com

**CMUtah.com**

*Classical 91.3*

**Storm Radio**

**DSCtv**



225 S 700 E JEN St. George, UT 84770  
O - 435.879.4262 F - 435.879.4286

Dear Mayor and City Council,

The Dixie State University film program is prepared to make a feature-length movie about world renowned historian and local hero, Juanita Brooks. In order to raise funding, a group of students are running an online fundraiser through [kickstarter.com](http://kickstarter.com). Our campaign will run online from June 24th to July 31st.

In order to raise awareness in the community both of the film we intend to make and of our campaign, we will be holding a Community Carnival at Town Square on Saturday June 29th from 9:00am to 1:00pm. This would work as a kick off rally for our online fundraising campaign. At this carnival there will be games and activities for kids, a singing and talent competition, videos and guest speakers talking about Juanita Brooks and her contributions to this area, and a silent auction to raise funds (prizes have been donated by local businesses and community members).

Both this carnival and this movie will benefit the students of DSU and the community as a whole. Juanita Brooks was a world-renowned historian and author, but she was also a legend and inspiration to St. George. If we are able to raise the funds that we need over the next month and a half, we will make a movie that will help to preserve the history of our great city and surrounding area. In the process, it would give many students hands on experience in making a real movie.

With the purpose of this film in mind and the consideration that this is being put on by students of DSU, we would like to request a waiver of the Town Square reservation and use fee for our kick off rally.

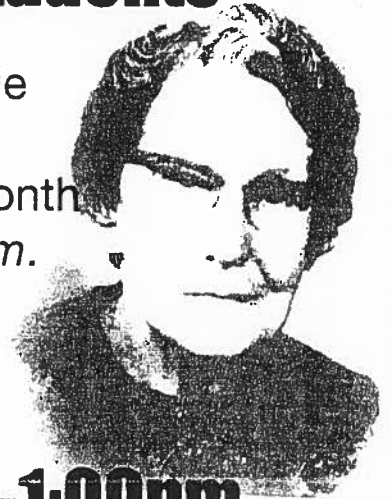
Thank you so much for your consideration.

Matthew Black  
801-618-5101  
[mattone.blackus@gmail.com](mailto:mattone.blackus@gmail.com)

# Community Carnival

## a fund raiser for the DSU film students

DSU film students are prepared to make a movie about local hero and world renowned author, **Juanita Brooks**. In order to raise funding, a month long campaign will be held on *kickstarter.com*. This carnival will be the kickoff party to raise awareness of what we are doing and the help we need.



**When: Saturday June 29th, 9:00am-1:00pm**

**Where: St George City Town Square**

**What:**

- Games and Activities for Children
- Singing Competition and Talent Show
- Learn about Juanita Brooks from Guest Speakers
- Silent auction and Raffle

**Admission: Free**

To **register** for the singing competition, or any additional information please visit [JuanitaBrooksMovie.com](http://JuanitaBrooksMovie.com)

Come out and enjoy a fun day for the whole family and support the DSU film students in making this movie about an amazing woman

**DRAFT**Agenda Item Number : **6B****Request For Council Action**

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**Date Submitted** 2013-06-11 16:07:26**Applicant** Debbie Justice**Quick Title** Learning Center 20th Reunion Celebration**Subject** Request for waiver of the Town Square usage/reservation fees associated with this event on Saturday, September 21, 2013**Discussion** The TLC is a private, non-profit agency serving the local area. This special event is open to the public free of charge.**Cost** \$0.00**City Manager Recommendation** Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

June 20, 2013

City Council Meeting

Staff Reports

**Agenda Item 6 B**

Informational Documents

Consider approval of a fee waiver for the use of Town Square for a Learning Center 20<sup>th</sup>  
Reunion Celebration. Debbie Justice, Applicant





May 13<sup>th</sup>, 2013  
City of St. George  
175 E. 200 North  
St. George, UT 84770

*"Promoting the Success of Children One Family at a Time"*

Attn: Marc Mortenson, Bill Swensen, Mayor Dan McArthur and The City of St. George Council

**Subject: Request by The Learning Center for Families for Special Event Fees to be waived 9/21/2013 at Town Square Park**

Dear Mayor McArthur and Honorable Council Members,

On behalf of The Learning Center for Families (TLC), I am excited to announce our 20<sup>th</sup> Anniversary Celebration slated for Sept. 21, 2013. To recognize the success of our families and impact on Southern Utah and the AZ strip areas, we would like to host a full day of fun in celebration of not only our anniversary, but also to highlight all the wonderful progress the children have made over the past two decades.

Our event will be open to the public free of charge. We expect approximately 500 attendees consisting of past and present TLC families. As part of our celebration, we also want to include our partnering local nonprofits and businesses that have supported our mission over the last twenty years. We truly believe that providing this celebration, and sharing in it with other nonprofits, will greatly benefit our families and others in our community. This event is not intended as a fundraiser. However, as a way to offset costs, we will be inviting our partnering businesses to provide sponsorships. Also, we are asking that our food vendors donate a small portion of sales to TLC.

All of our resources are used to help vulnerable infants and toddlers we are currently serving so we only have a very small budget for this celebration. TLC would like to ask for The City of St. George's support by waiving all special event permit and park usage/reservation fees associated with this event. The city has generously supported us in the past with grants and appearances at our special events. We hope that you will be able to sponsor this worthy endeavor as well.

In waiving these fees, The City of St. George would become a premier sponsor and be listed on event promotions including ads, press materials, and flyers as well as having the opportunity for a booth and live mentions by our master of ceremonies. The city will also be considered as a community partner for a year following the event on TLC's website.

TLC is a private, non-profit agency serving vulnerable pregnant women, infants and toddlers from Beaver Dam to Fredonia, Arizona and Washington County, Utah. We provide family support services through three programs: Early Intervention, Early Head Start and Healthy Families America. Our goal is to create a stronger workforce by making sure that our most vulnerable children are learning-ready when they go to kindergarten. Over the last 20 years, we have helped over 12,000 area children, many whom are attending our universities, working and serving in our armed forces.

Without the generosity and support from our community, we would not be able to fund the programs that provide these important services to our neighbors in need. More importantly, it is because of this support, that we want to share with our community that TLC is celebrating 20 years of providing services to local families who need our support. Attached to this letter is our annual report for 2012. As you will see, TLC scored exceptionally high – state wide! This is great news for our families, and a testament to how dedicated we are to our community. Here is a link to the report (attached): [http://issuu.com/tlc4f/docs/annual\\_report\\_2012/1](http://issuu.com/tlc4f/docs/annual_report_2012/1)

Additionally, I would like to share that we recently completed a week long, un-announced federal review. Though rare, we received a perfect score in all areas of finance, services and outcomes for children and families. This truly is a reason to celebrate in and of itself! We ask that you help us to do just that.

Most Sincerely,

  
Debbie Justice

Executive Director, The Learning Center for Families

Attachment: The Learning Center for Families Annual Review (11 Copies)

2044 S. Mesa Palms Drive • St. George, UT 84770 • (435) 673-5353

[www.tlc4families.org](http://www.tlc4families.org)

**DRAFT**Agenda Item Number : **6C**

## Request For Council Action

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**Date Submitted** 2013-06-10 10:22:46**Applicant** PC**Quick Title** PC Report from 6/11/13**Subject** Consider the report from the Planning Commission meeting held June 11, 2013.**Discussion** The PC has a rather lengthy agenda for June 11th. Action items for the CC include, setting a public hearing date, considering 2 final plats, 5 preliminary plats, a Hillside Development Permit for Questar's unmanned natural gas pressure station, and 3 CUPs (listed separately on the agenda).**Cost** \$0.00**City Manager Recommendation** Longer than normal with plats and Hillside Development and CUPs.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH**

PLANNING COMMISSION REPORT: JUNE 11, 2013  
CITY COUNCIL MEETING: JUNE 20, 2013

1. **PUBLIC HEARING TO BE ADVERTISED FOR JULY 11, 2013**

Consider a proposed zoning regulation amendment to Title 10, Chapter 13A, Hillside Development Overlay Zone, Section 10-13A-4 "**Density and Disturbance Standards**" to add paragraph #5 to provide exceptions for the realignment of existing public streets for safety reasons, and also for unmanned/unoccupied public utility facilities. Case No. 2013-ZRA-005 (Staff – Bob N.)

2. **FINAL PLATS**

A. Consider approval of a final plat for "**Ancestor Estates Phase 2**" a ten (10) lot single family subdivision. The representative is Mr. Brandon Anderson, Rosenberg Associates. The property is zoned R-1-12 (Single Family Residential 12,000 square foot minimum lot size) and is located at 2830 East 1350 South. Case No. 2013-FP-020 (Staff – Todd J.).

B. Consider approval of a final plat for "**Zion's Bank Subdivision**" a two (2) lot commercial subdivision. The representative is Mr. Clay Tolbert, McNeil Engineering. The property is zoned AP (Administrative Professional) on the north 1/3 of the property and C-2 (Commercial) on the south 2/3 of the property and is located at 717 South River Road (existing Zion's Bank building). Case No. 2013-FP-021 (Staff – Todd J.).

3. **PRELIMINARY PLATS**

A. Consider a preliminary plat request for "**Sun River Phase 37-41**" to create four phases of an eighty (80) residential lot subdivision on 25.29 acres. The owner is Sun River St George Development LLC and the representative is Mr. Scott McCall and Mr. Matt Kelvington. The property is zoned PD-R (Planned Development Residential) and is located south of Angel Arch Drive between Pearl Vista Drive and English Ivy Drive which is located in Section 26 T43 South, R 16W SLB&M. This property is on the southern edge of the Sun River property. Case No. 2013-PP-023. (Staff – Wes J.).

B. Consider a preliminary plat request for "**Mulberry Estates Phase 6**" to create fourteen (14) single family residential lots on 5.95 acres. The owner is Quality Development, Mr. Stacy Young representative and Mr. Ryan Thomas is the engineering representative. The property is zoned R-1-2 (Single Family Residential 12,000 square foot minimum lot sizes). The property is located at the northwest corner of the intersection 3000 East and north of Crimson Ridge Drive which is in the

southeast corner of section 10, Township 43 South and Range 15 West. Case No. 2013-PP-025. (Staff – Wes J.).

- C. Consider a preliminary plat request for “**Rim Rock Subdivision**” to create a one (1) lot commercial subdivision on 1.13 acres. The owner is Woodbury Corporation and the representative is Mr. Darren Smith. The property is zoned PD-C (Planned Development Commercial). The property is located along River Road at approximately 250 south. This is on the northwest corner of the existing Target parking lot. Case No. 2013-PP-024. (Staff – Wes J.).
- D. Consider a preliminary plat request for “**Desert View Phase 1**” to create an eight (8) lot single family residential subdivision on 6.13 acres. The owner is Quality Development LLC and the representative is Mr. Curt Gordon. The engineer is Mr. Ken Miller. The property is zoned PD-8 (Planned Development Residential up to 8 units per acre). The property is located south of the Southern Parkway and west of Desert Canyons Parkway, which is located in sections 34 and 35 of Township 43 South and Range 15 West. Case No. 2013-PP-026. (Staff – Wes J.).
- E. Consider an **appeal** to the City Council of the Planning Commission’s **recommendation of denied** of a preliminary plat request for “**The Legends at Cactus Flats**” to create twelve (12) lots on 3.75 acres. The owner/developer is Mr. Glen Bundy and the representative is Mr. Roger Bundy, R & B Surveying. The property is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size). The property is located along the west side of 2100 East north of 2450 South. Case No. 2013-PP-018. (Staff – Wes J.).

#### 4. **HILLSIDE PERMIT**

Consider a request for a Hillside Development Permit for a proposed “**Unmanned Natural Gas Regulator Station & Launcher / Receiver Facility.**” The applicant is **Questar Gas** and the representative is Mr. Brent Morgan, Ensign Engineering. The total area is approximately 7.22 acres. The property is located at the southwest corner of Bluff Street and Snow Canyon Parkway and is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and OS (Open Space). Hillside Permit Case No. 2013-HS-003 (Staff – Ray S.)

#### 5. **CONDITIONAL USE PERMITS**

- A. Consider a request for a conditional use permit for; 1) a proposed “Unmanned Natural Gas Regulator Station & Launcher / Receiver Facility (a control room and a regulator station building), 2) an associated forty foot (40’) high data transmission tower,” 3) an eight foot (8’) high wall around the site, 4) site development mitigation, and 5) landscaping. The applicant is **Questar Gas** and the representative is Mr. Brent Morgan, Ensign Engineering. The total area is approximately 7.22 acres. The

property is located at the southwest corner of Bluff Street and Snow Canyon Parkway and is zoned R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and OS (Open Space). Case No. 2013-CUP-003 (Staff – Ray S.) *Note: This was tabled at the April 23, 2013 PC meeting. Also reference Case No. 2013-HS-003 above*

- B. Consider a request for a Conditional Use Permit to permit **automotive dismantling** for an existing recycling business and to permit a **caretakers unit** for security and theft protection. The subject property is located at 985 East 770 North Street in the old industrial park. The zoning is M-1 (Industrial). Mr. Matt Thomas is the applicant. Case No. 2013-CUP-009. (Staff – Ray S.). *Note this was tabled at the May 28<sup>th</sup> meeting as a representative was not present.*
- C. Consider a request to establish a coffee shop and small pastry shop inside of Annie's Vintage Gardens to be called '**Le Café.**' Located at 3 North Main Street (corner Main and Tabernacle). The zoning is C4 (Central Business District Commercial Zone). Case No. 2013-CUP-010. (Staff – Ray S.).
- D. Consider a request for a Conditional Use Permit to construct a **detached accessory garage** that will exceed the allowable height of fifteen feet (15') unless a conditional use permit is granted for a greater height. The subject property is located at 538 Los Alamitos Drive. The zoning is R-1-10 (Single Family Residential 10,000 square foot minimum lot size). Mr. Charles James is the applicant. Case No. 2013-CUP-008 (Staff – Craig H.).

## 6. **BUILDING DESIGN CONCEPTUAL SITE PLANS**

- A. Consider a request for a BDCSP (Building Design Conceptual Site Plan) review of a proposed new car dealership for '**Steven Wade Nissan**'. The site is located on the vacated 1700 South Street off of Hilton Drive. The zoning is PD-COM (Planned Development Commercial). The representatives are Mr. Reid Pope, Pope Engineering and Mr. Bill Western, Architect. Case No. 2013-BDCSP-003. (staff – Ray S.)  
*Note: On May 16, 2013 the City Council vacated 1700 South Street.*  
*Note: The applicant requested this be heard at the June 11<sup>th</sup> council meeting and not the June 6<sup>th</sup> meeting due to personal scheduling.*
- B. Consider a request for a BDCSP (Building Design Conceptual Site Plan) review for a proposed remodel of an existing car dealership for '**Steven Wade Chevrolet / Cadillac**'. The site is located in the vicinity of the vacated 1700 South Street off of Hilton Drive. The zoning is PD-COM (Planned Development Commercial). The representatives are Mr. Reid Pope, Pope Engineering and Mr. Bill Western, Architect. Case No. 2013-BDCSP-005. (staff – Ray S.).  
*Note: The applicant requested this be heard at the June 11<sup>th</sup> council meeting and not the June 6<sup>th</sup> meeting due to personal scheduling.*

7. **OTHER PLANNING COMMISSION ACTIONS (FYI)**

- A. The Planning Commission considered and **tabled** a proposed amendment to Title 10, Chapter 7B, Single Family Residential Zones, Section 10-7B-6.G, “**Lot Size Averaging**” to include the R-1-8 Zone. Case No. 2013-ZRA-004 (Staff – Bob N.)
- B. The Planning Commission (PC) heard a discussion item to consider automotive sales as an indoor retail business only with no outdoor display at **1119 Highland Drive** and recommended that a business license could be approved by the Planning Department for such, with conditions stating it would be indoor retail only with no outside display. The PC also discussed the matter of a potential zoning regulation amendment application for the consideration of adding Highland Drive to the list of streets to Section 10-10-5.H.6., but no decision resulted on that matter. Case No. 2013-DI-002. (Staff – Ray S.).

## PCR ITEM 2A

### Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/11/2013  
CITY COUNCIL MEETING: 06/20/2013

#### FINAL PLAT

#### **Ancestor Estates Phase 2**

Case No. 2013-FP-020

**Request:** Approval of a ten (10) Lot Residential Subdivision Final Plat

**Representative:** Brandon Anderson, Rosenberg Associates  
352 E. Riverside Drive #A2  
St. George, UT 84790

**Property:** Located at 2830 East 1350 South (West of 3000 East and North of 1450 South)

**Zone:** R-1-12

**Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

**P.C.:** The Planning Commission recommends approval.





## PCR ITEM 2B

### Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/11/2013

FINAL PLAT

**Zion's Bank Subdivision**

Case No. 2013-FP-021

**Request:** Approval of a 2 Lot Commercial Subdivision Final Plat

**Representative:** Clay Tolbert, McNeil Engineering  
164 South Dixie Drive, Suite D104  
St. George, UT 84770

**Property:** Located at 717 South River Road (Zion's Bank building)

**Zone:** A-P (north 1/3 of parcel) & C-2 (south 2/3 of parcel)

**Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

**P.C.:** The Planning Commission recommends approval.



## PCR ITEM 3A

### Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/11/2013  
CITY COUNCIL MEETING: 06/20/2013

#### PRELIMINARY PLAT

Sun River – Phase 37–41

Case No. 2013-PP-023

**Request:** A request to approve four phases of an 80 lot residential subdivision.

**Location:** The project is located south of Angel Arch Drive between Pearl Vista Drive and English Ivy Drive which is located in Section 26 T43 South, R 16W SLB&M. This property is on the southern edge of the Sun River property.

**Property:** The subdivision is located on 25.29 acres

**Number of Lots:** 80

**Density:** 3.16 dwelling units per acre

**Zoning:** PD-R, PD Residential

**Adjacent zones:** This plat is surrounded by the following zones:  
North – PD-R,  
South – Mining & Grazing,  
East – PD-R,  
West – PD-R

**General Plan:** Low Density Residential

**Applicant:** Sun River St. George Development, LLC  
1404 West Sunriver Parkway #200  
St. George, Utah 84770

**Representative:** Mr. Scott McCall, Matt Kelvington

**Engineer:** Rosenberg Associates

**Comments:**

1. Because of the existing topography, the developer is proposing to install a number of rock walls within this development. On the back side of a number of these rock walls, the developer is proposing to construct earthen channels to convey runoff away from the rock walls. The drainage study will have to address the size of these channels.
2. English Ivy Drive and Pearl Vista Drive are planned to extend in the future to the SITLA property south of Sun River.
3. The interior streets in this subdivision will be 30-foot private roadways. The exterior streets will be public streets.

**P.C.:**

The Planning Commission recommends approval.









## PCR ITEM 3B

### Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/11/2013  
CITY COUNCIL MEETING: 06/20/2013

#### PRELIMINARY PLAT

#### **Mulberry Estates Phases 6**

Case No. 2013-PP-025

**Request:** A request to approve a 14 lot single family residential subdivision.

**Location:** The property is located at the northwest corner of the intersection 3000 East and north of Crimson Ridge Drive which is in the southeast corner of section 10, Township 43 South and Range 15 West.

**Property:** 5.95 acres

**Number of Lots:** 14

**Density:** 2.35 dwelling units per acre

**Zoning:** R-1-12

**Adjacent zones:** North – R-1-12;  
West – R-1-12;  
East – Mining and Grazing;  
South – R-1-10;

**General Plan:** LDR (Low Density Residential)

**Applicant:** Quality Development, Stacy Young

**Engineer:** Ryan Thomas

**Comments:**

1. A zone change on this property was approved by City Council on May 16<sup>th</sup> of this year changing the zone from C-2 commercial to R-1-12.
2. This phase is the last phase of the Mulberry Subdivision. When 50% of the lots are improved in the Mulberry Subdivision, the improvements along 3000 East will be required to be installed which include; asphalt pavement, curb, gutter, a 10-foot regional trail, 6-foot high privacy wall, and a 10-foot landscape strip for the double fronting

lots. The City will be responsible to own and maintain the 10-foot landscape strip along 3000 East once it is installed and approved.

3. The developer will be required to provide a deceleration lane along 3000 East. The 10-foot landscape strip will narrow to five feet along the deceleration lane.

**P.C.:** The Planning Commission recommends approval.

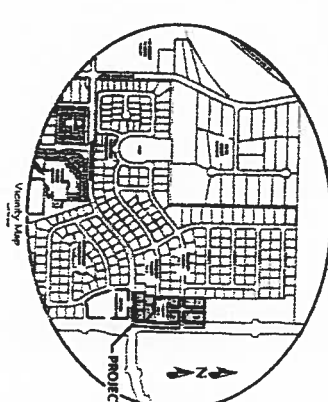
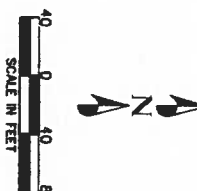
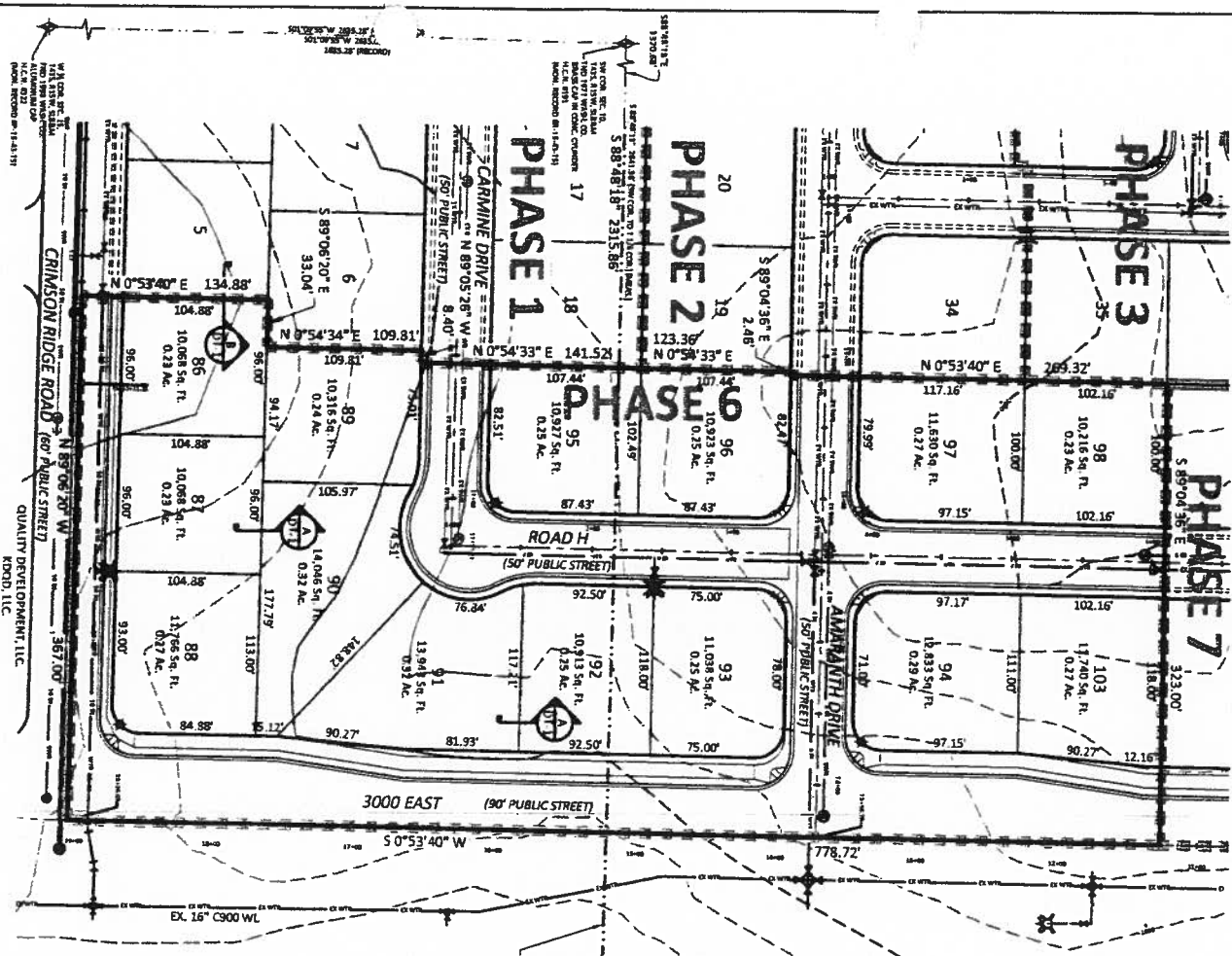


# PRELIMINARY PLAT

FOR

## MULBERRY ESTATES PHASE 6

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B. 8.M.



### SITE DATA:

1. ALL UTILITIES TO BE PUBLIC RIGHT-OF-WAY, CONTRACTED TO BY THE DEVELOPER.

### NOTES:

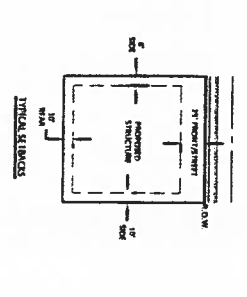
1. ALL UTILITIES TO BE PUBLIC RIGHT-OF-WAY, CONTRACTED TO BY THE DEVELOPER.

### BENCHMARK:

1. ALL UTILITIES TO BE PUBLIC RIGHT-OF-WAY, CONTRACTED TO BY THE DEVELOPER.

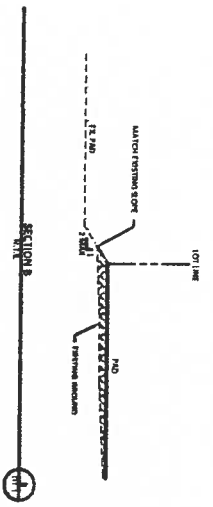
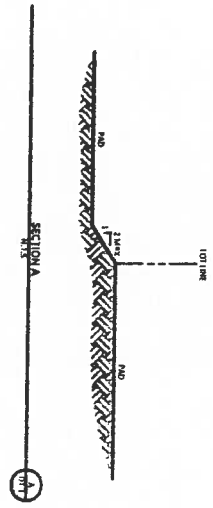
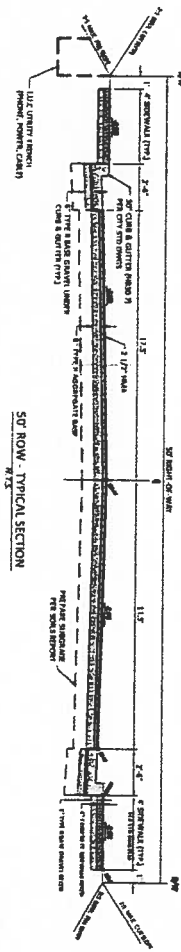
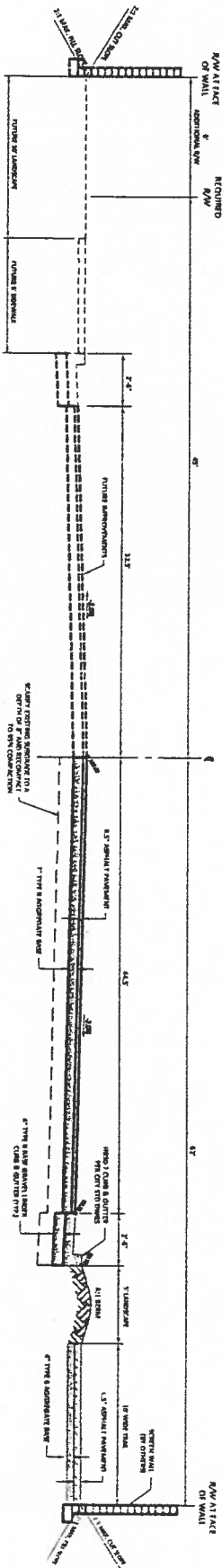
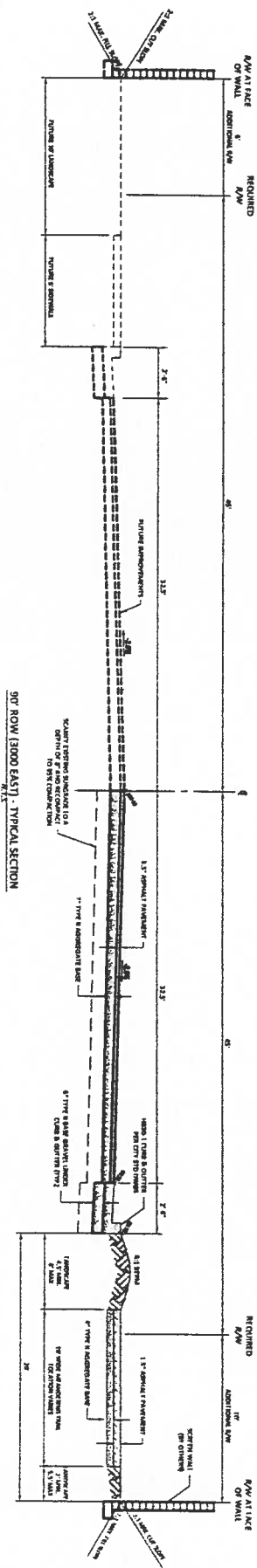
### LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.L.B. 8.M., CONTAINS 1.56 ACRES.



### LEGEND:

- PROPOSED STREETS
- PROPOSED LOT LINES
- PROPOSED LOT CORNERS
- PROPOSED LOT CENTERS
- PROPOSED LOT AREAS
- PROPOSED LOT PERIMETERS
- PROPOSED LOT VOLUMES
- PROPOSED LOT WEIGHTS
- PROPOSED LOT VALUES
- PROPOSED LOT UTILITIES
- PROPOSED LOT EASEMENTS
- PROPOSED LOT ENCUMBRANCES
- PROPOSED LOT LIENS
- PROPOSED LOT TAXES
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- PROPOSED LOT LOSSES
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- PROPOSED LOT SOLUTIONS
- PROPOSED LOT OUTCOMES
- PROPOSED LOT IMPACTS
- PROPOSED LOT LEGACIES



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PROJECT NAME: **MULBERRY ESTATES PHASE 6**  
ST. GEORGE, UTAH  
SHEET NAME: **DETAILS & SECTIONS**

DEVELOPMENT SOLUTIONS, INC.  
LAND PLANNERS, CIVIL ENGINEERS  
113 East 300 North Suite 102  
St. George, UT 84770  
OFFICE: 801-632-1111 • FAX: 801-632-1111  
www.devsolutions.com

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# PCR ITEM 3C

## Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/11/2013  
CITY COUNCIL MEETING: 06/20/2013

### PRELIMINARY PLAT

#### **Rim Rock Subdivision Lot 1**

Case No. 2013-PP-024

**Request:** A request to consider a preliminary plat to create a one lot commercial subdivision.

**Location:** The parcel is located along River Road at approximately 250 south. This is on the northwest corner of the existing Target parking lot. .

**Property:** 1.13 acres

**Number of Lots:** 1

**Zoning:** PD-C, PD Commercial

**Adjacent zones:** North: C-2  
West R-3  
East PD-C  
South PD-C

**General Plan:** COM (Commercial)

**Owner:** Woodbury Corporation

**Representative:** Darren Smith

**Comments:**

1. The developer is proposing to subdivide the property to create another lot. The property has already been subdivided once so a plat is required to subdivide again and create this lot.
2. The developer is leaving a small section on the very northwest corner of the property out of this lot because that is where the existing Target sign is located and to comply with City ordinance the sign must be on property owned by Target.
3. A cross access and shared parking agreement will be required for this project.
4. The cross access shall include an agreement with neighboring Olive Garden.

**P.C.:** The Planning Commission recommends approval.



## **PCR ITEM 3D**

### **Preliminary Plat**

PLANNING COMMISSION AGENDA REPORT: **06/11/2013**  
CITY COUNCIL MEETING: **06/20/2013**

#### **PRELIMINARY PLAT**

Deserts View Phase 1 Subdivision

**Case No. 2013-PP-026**

**Request:** A request to approve a preliminary plat for an eight (8) lot residential subdivision.

**Location:** The project is located south of the Southern Parkway and west of Desert Canyons Parkway, which is located in sections 34 and 35 of Township 43 South and Range 15 West.

**Property:** The subdivision is located on 6.13 acres

**Number of Lots:** 8

**Density:** 1.3 dwelling units per acre

**Zoning:** PD-8 (Planned Development Residential up to 8 units per acre)

**Adjacent zones:** This plat is surrounded by the following zones:  
North – C-2,  
South – PD-R,  
East – PD-R,  
West – PD-R

**General Plan:** Low Density Residential

**Applicant:** Quality Development LLC  
113 East 200 North, Suite 2  
St. George, Utah 84770

**Representative:** Curt Gordon

**Engineer:** Ken Miller, Development Solutions

**Comments:**

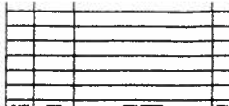
1. The developer will be required to improve Desert Canyons Parkway and Deserts Edge Drive, including the round-about.
2. The developer is proposing to mass grade lots 1-3, 7 and 8 and proposing to leave lots 4-6 undisturbed except where the cul-de-sac needs to be filled or cut.
3. There is a regional trail on the west side of Deserts Edge Drive that will be part of this project.
4. Lot 4 is being proposed as a flag lot.
5. The developer will be required to designate as open space an area equal to 15% of the total area of the subdivision.
6. The developer is proposing to build a round-about and islands in Deserts Edge Drive. Any landscaping in these will be owned and maintained by the HOA for Desert Canyons.

**P.C.:**

The Planning Commission recommends approval.





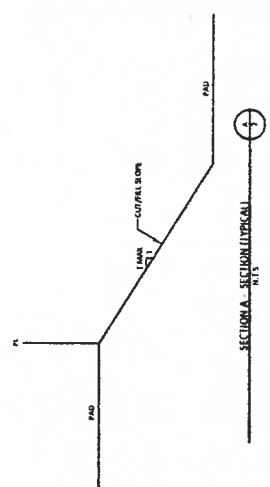
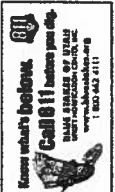


**DEVELOPMENT SOLUTIONS, INC.**  
LAND PLANNERS, CIVIL ENGINEERS

10000 13th Avenue South SE  
Burien, WA 98148  
206-835-1131 • Fax (206) 835-4833  
www.devsolutions.com

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**Comments:**

1. There is a proposed **master planned 50-foot roadway** on the north side of this project. Currently this roadway ends at the northwest corner of the property. The roadway is planned to extend through this property to 2100 East. The Developer is proposing that this roadway not be extended through the property. To do this, the City would require that 2330 South Street be vacated from where it currently ends at the northwest corner of the property to the west to 1950 East Street.
2. The property owner to the north currently uses their property to store their cattle during certain times of the year. There is an existing barn at the southeast corner of that property that would conflict with the extension of 2330 Street to 2000 East Street.
3. Staff presented several conceptual layouts (see attached – Alternates 1,2, & 3), however, the applicant still prefers the layout as submitted.



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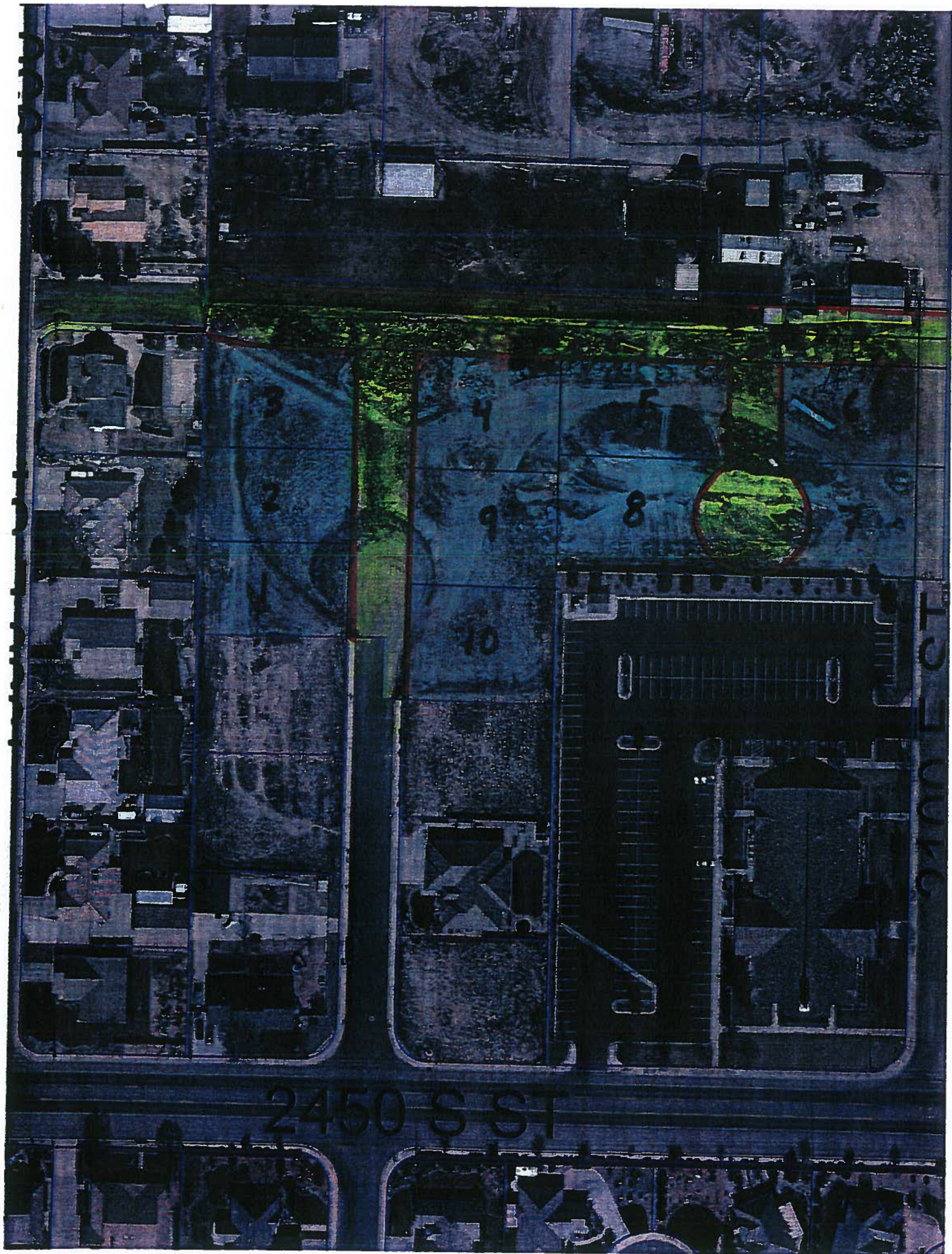
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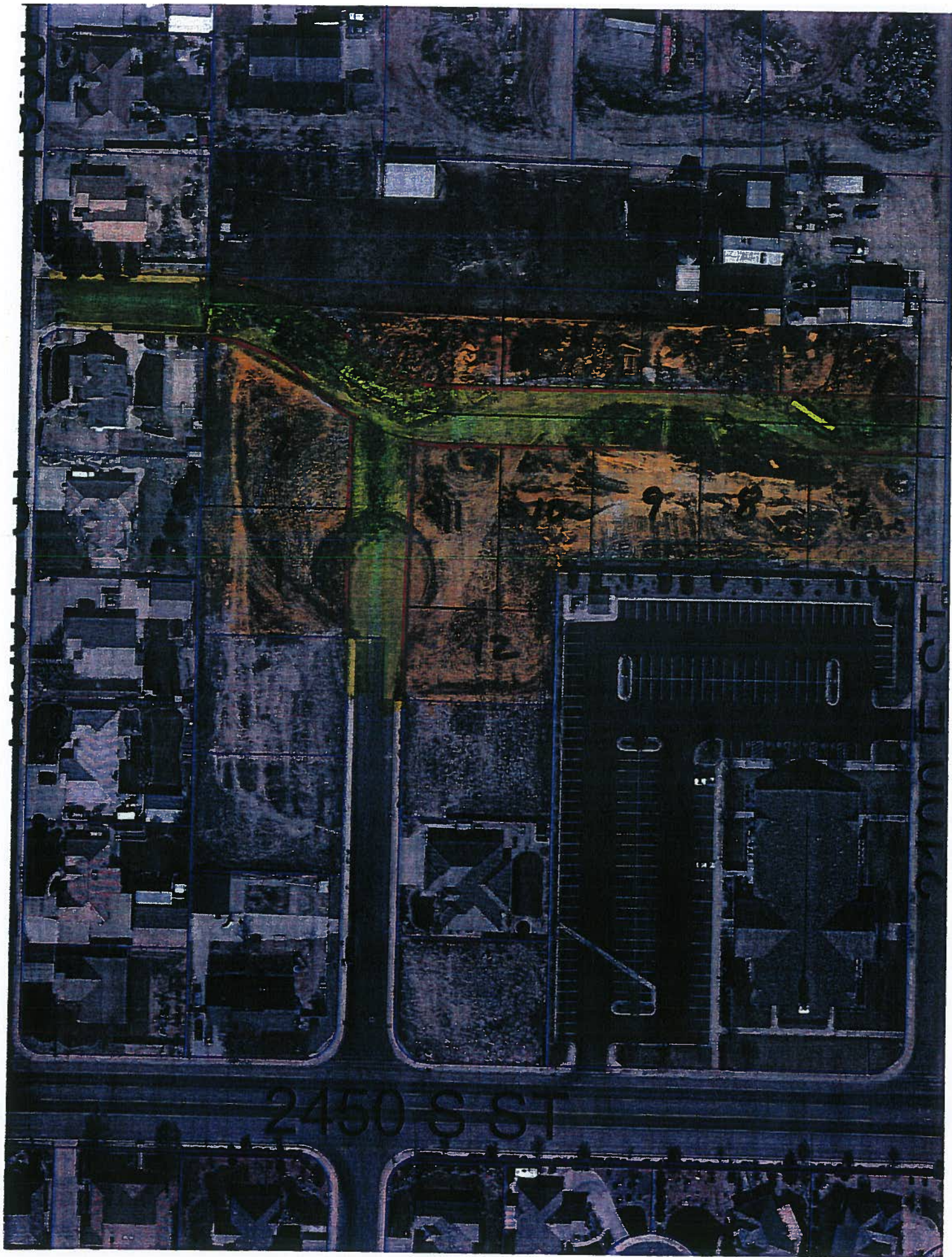
ALT. 1





ALT. 2





ALT. 3



## PCR ITEM 4

### Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT:	03/20/2013 (Tabled)
HILLSIDE REVIEW BOARD AGENDA REPORT:	04/17/2013
PLANNING COMMISSION AGENDA REPORT:	04/23/2013 (Tabled)
PLANNING COMMISSION AGENDA REPORT:	06/11/2013
CITY COUNCIL MEETING:	06/20/2013

#### HILLSIDE DEVELOPMENT PERMIT: Case No. 2013-HS-003

#### **Questar Gas Facility**

**Background:** This item was tabled at the April 23<sup>rd</sup> Planning Commission meeting to allow the applicant time to make revisions and return with a revised submittal and graphics to address aesthetics and hillside mitigations.

**Request:** A request for a Hillside Development Permit for a proposed “Unmanned Natural Gas Regulator Station & Launcher / Receiver Facility.”

**Project Overview:** In a location near Central Utah, Questar Gas is installing a compressor station that will increase the transmission pressure in the pipeline between Central and St George. Here in St George it is proposed to install a regulator station site (WH0030) that will reduce the pressure back down to the current maximum allowable operating pressure of 720 psig. This project will allow Questar to continue to serve gas to St George City Power and to the residents of St George and the surrounding communities.

**Location:** This property is located at the southwest corner of Bluff Street and Snow Canyon Parkway.

**Submittal:** Ensign Engineering has submitted a narrative, aerial map, slope analysis map, grading plan, cross sections, geotechnical report, and drainage report for review.

**Property Owner:** SITLA

**Applicant:** Questar Gas

**Representative:** Mr. Brent Morgan  
Ensign Engineering  
45 West 10000 South, Ste 500  
Sandy\, Utah 84070

**Area:** 7.22 acres.

**Current Zone:** R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and OS (Open Space)

**Narrative:** See attached narrative letter (dated June 5, 2013 – 8 pages)

**Comments:** Section 10-13A-6:A requires that all major development (e.g. cut greater than 4', etc.) on slopes above 20% requires a 'hillside development permit' granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.

**HSRB:** The HSRB supports this project, however they recommended denial (vote 4:0) due to a conflict in Section 10-13A-4 "Density and Disturbance Standards." Although the project has been revised significantly at the recommendation of the hillside board, it still cannot stay under the maximum range for slopes in the 30-39 percent and the 40 percent and above. The board does not have the authority to recommend approval. Although the board had to deny this item, they recommended that the applicant proceed on to the City Council to appeal.

**Density &  
Disturbance:**

Range	Max. Allowed Disturb %	Disturbed %
20-29%	30%	22%
30-39%	5%	12.5%
40%	0 %	14.9 %

**Ordinance(s):** Section 10-13A-12.B.1 of the "Hillside Review Board Powers and Duties" states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).

Section 10-13A-12.B.2 states that the HSRB can provide advice and support as needed to staff, PC, and CC in connection with reviewing development requests for zone changes or other development applications within the hillside development overlay zone (this item is within that zone).

Section 10-13A-13 "Appeals" states that the council may consider an appeal of the hillside ordinance.

**Recommendations:** The HSRB is supportive of this project and made suggested mitigations. However, these conditions are pending the council's support of an appeal to exceed the disturbance percentages allowed by the hillside ordinance.

On the June 11<sup>th</sup> 2013 the Planning Commission (PC) agenda was a ZRA (Zoning Regulation Amendment - Case No. 2013-ZRA-005) to address the matter of hillside density disturbance for existing roadway realignment for safety and for unmanned / unoccupied utilities (such as this request). The PC recommended approval and it will come before the CC to set a date on June 20<sup>th</sup> to be heard by the council on July 11<sup>th</sup>.

The Planning Commission also supports and modified the hillside boards proposed conditions.

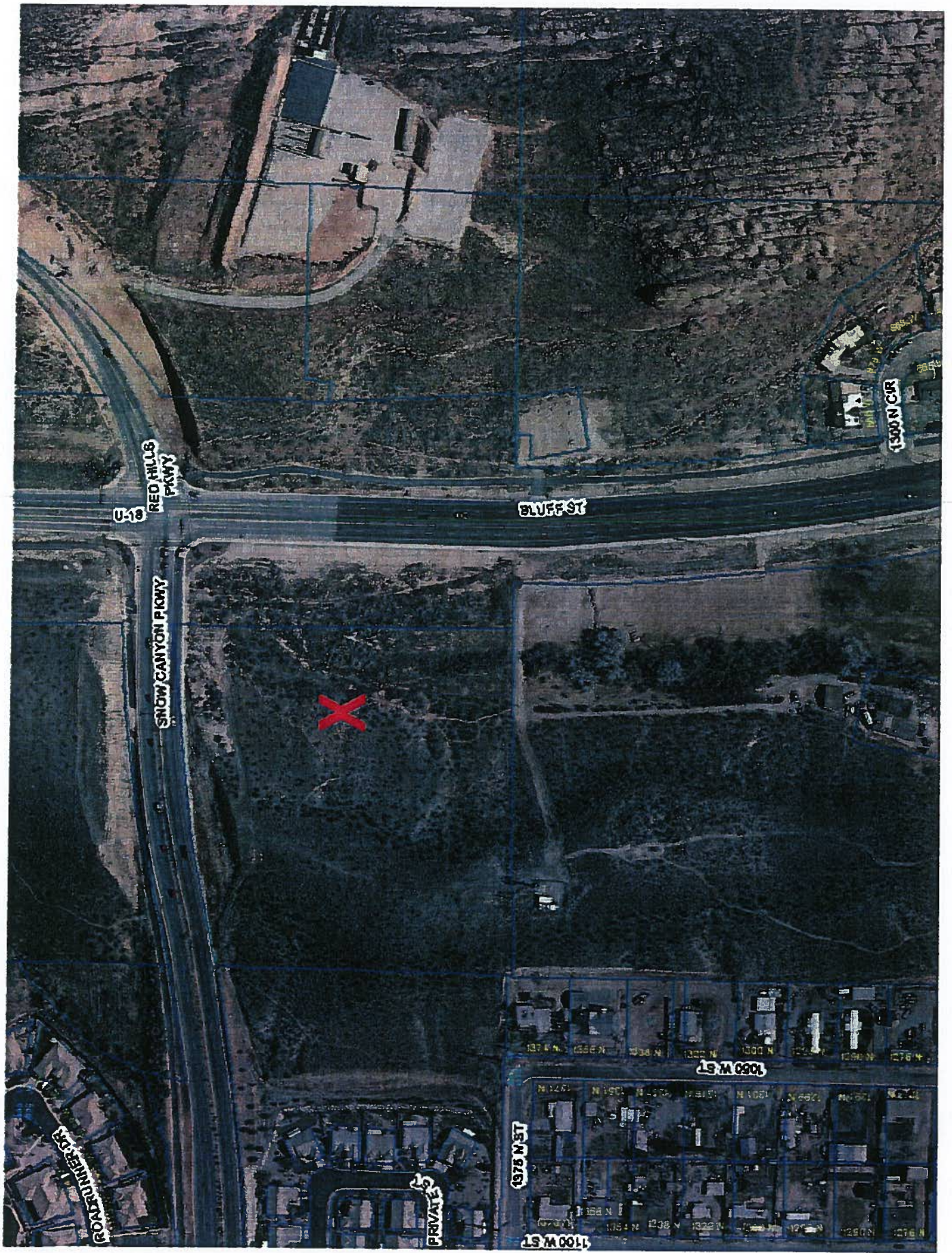
Note that the Council recently approved a similar appeal to the 3000 East roadway re-alignment project.

**Suggested Conditions:**

1. The site shall be designed as presented as '**Concept 8**' to the Planning Commission on June 11<sup>th</sup> and to the City Council on June 20<sup>th</sup>.
2. The elevation shall be raised a minimum of 4 feet to decrease the amount of cut and fill and to decrease visibility from Bluff Street.
3. Modify the **cut slope** from 2:1 to 1.5:1 (steeper slope); the slope cross sections as shown on Concept 8 may be 3% (see grading plans).
4. **No scar** shall be created; the west hillside and east hillside of the site shall be mitigated to blend-in and match the natural undisturbed hillside. This shall be accomplished by a combination of matting, seeding, mulch, and setting rock and rock barriers. Soil colorization and aesthetic mitigation may also be required as presented (by working with a company such as Soil Tech that specializes in this field). The mitigation shall also be designed to not erode and shall be maintained.
5. This site shall have contiguous **landscaping** complimentary to the design selected by **UDOT** for the adjacent new interchange (excepting those hillside areas as described in item #4 above). The City Traffic Engineer shall work closely with UDOT and City staff to coordinate this effort.
6. Allow an eight foot (8') high solid **precast wall** around the site.

7. Shift the **drive approach** further west as shown on the June 20th presentation to the HSRB.
8. Submit a **SPR** (Site Plan Review) application along with the required civil engineering plans for staff review and processing.
9. The **ground surface area** / aggregate base / rock color shall not be red as shown in the renderings, but shall instead be a color complimentary to the natural environment.
10. The exposed **above ground piping color** shall be colored to blend with the natural environment.













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Questar Gas Company  
High Pressure Design & Project Management  
P.O. Box 45360  
Salt Lake City, Utah 84145-0360  
Tel (801) 324-3628 • Fax (801) 324-3915  
Seth.Plaizier@Questar.com

Seth Plaizier, P.E.  
Engineer  
High Pressure Design & Project Management

June 5, 2013

Ray Snyder  
Associate Planner  
City of St. George  
175 East 200 North  
St. George, Utah 84770

Re: Questar Gas Site WH0030: Narrative for 2<sup>nd</sup> Planning Commission Meeting

Dear Mr. Snyder,

During the Planning Commission Meeting on April 23, 2013 (the "Planning Commission Meeting"), Questar Gas was asked to revisit certain concerns the Commission had with Questar Gas's WH0030 project. Questar Gas understands the Planning Commission's (the "Commission") concern with WH0030 to be the site aesthetics; namely, the amount of visible cut slope. The Commission provided Questar Gas with several suggestions, which included installing trees, placing rock mulch or rock barrier over the cut and fill slopes, or modifying the grading plan by making it longer and narrower in an effort to decrease the height of the visible cut slope.

Based on the Commission's recommendations, Questar Gas generated several additional potential layouts for the project and reviewed several additional possibilities to address the Commission's concerns.

Based on our review of those additional layouts and possibilities, Questar Gas would like to propose two grading options and two landscaping options that it believes meet and exceed the Commission's recommendations. We seek the Commission's opinion in selecting from these options in an effort to have the Commission help choose the preferred layout and final look for the site.



## Landscaping Options

- Landscaping Option #1: Questar Gas proposes to match UDOT's layout by placing erosion matting, seeding, and mulch over the cut and fill slopes in an effort to blend UDOT's project with our own (this was a suggestion from the Hillside Review Board). Questar Gas also will install rocks scattered throughout the cut and fill slopes to create a more natural look. (This is the option shown in the renderings. The picture below shows what a slope along SR-18 without rocks scattered through the site. Without rocks the slope looks more artificial. Adding rocks and vegetating the site creates a more natural look for the site.)



Hillside cut with no rocks.

- Landscaping Option #2: Questar Gas proposes to install a rock mulch/rock barrier/rip-rap (as shown in the photo below) over the cut and fill slopes. This is something that is observed in other areas of the City and was one of the suggestions received from the Commission.



Slope with rock barrier.

- With both grading options, Questar Gas would be willing to explore work with a company such as Soil Tech to help color the disturbed areas on the site. This work is very expensive, but can help create a more natural aged look over the soil and exposed rock, rather than the brighter soil and rock color when it is first exposed. For more details please visit [www.soil-tech.com](http://www.soil-tech.com). See the "Soil Color Mitigation"

as well as the "Rock Color Mitigation" tabs. Soil Tech has some good pictures on its website showing mitigations. Soil Tech has experience working in desert environments. Questar Gas is willing to hire them to add their coloring process to either landscaping option. Soil Tech has also done work in the Winchester Hills area on the recently remodeled UDOT interchange.

#### Grading Plan Options

- Grading Option #8: This option keeps the station closer to the north and will make it less visible per the recommendations of the Hillside Review Board. It still does not meet the requirements of the Hillside Development Overlay Zone, but has a lower disturbance level than the previously proposed layouts.
- Grading Option #10: This option moves the elevation of the pad to near the top of the hill. Portions of the wall will be visible from the west. This option minimizes the visibility of the cut slope when traveling into the city from the North along SR-18 (Bluff St.). This option still does not meet the requirements of the Hillside Development Overlay Zone, but has shifted more of the disturbance to flatter slopes. This is more costly than option #8.

In response to the questions you raised in your May 29 email, see my responses below.

Q1: Concept 8 shows a site half way up the hillside and concept 10 shows a site at the top, but why was there never a concept provided for the lowest point on the SITLA or Phillips property? What was the reasoning that a lower flatter area was not used? Is it because of the drainage? If so, had you considered piping the drainage?

A1: This question was addressed in the narrative submitted for the second Hillside Review Board Meeting. Below is what was submitted.

#### Suggestions received in the last Hillside review meeting that were not updated in the proposed plans:

1. It was suggested to pipe the existing drainage and relocating the site to over top the area where the drainage is located
  - a. This option was reviewed and it was determined as not a viable alternative due to the risks associated with placing high pressure natural gas facilities directly over a piped waterway. Doing this could pose a significant safety risk if the piped water line broke.

The above statement applies to the SITLA property that we recently acquired.

I believe we discussed why we are not proposing a site located on the Phillips property during a Hillside Review Board meeting. As a reminder, Questar Gas explored the option of purchasing Mr. Phillips' property. When we approached Mr. Phillips he indicated that he would not sell a portion of his land, but instead sought a buyer to purchase the entire parcel (~12 acres of land for ~\$3 Million). The site reviewed on the Phillips property is flatter and it would be easier to install our facilities on it. However, the Phillips property is much larger than we need and we have no need for the existing structures and homes on the property. This option was not explored further after we reviewed the additional cost to

purchase the land and the additional cost to extend the facilities to that property. Financially, its impact on Questar Gas and our customers make it an unsuitable option.

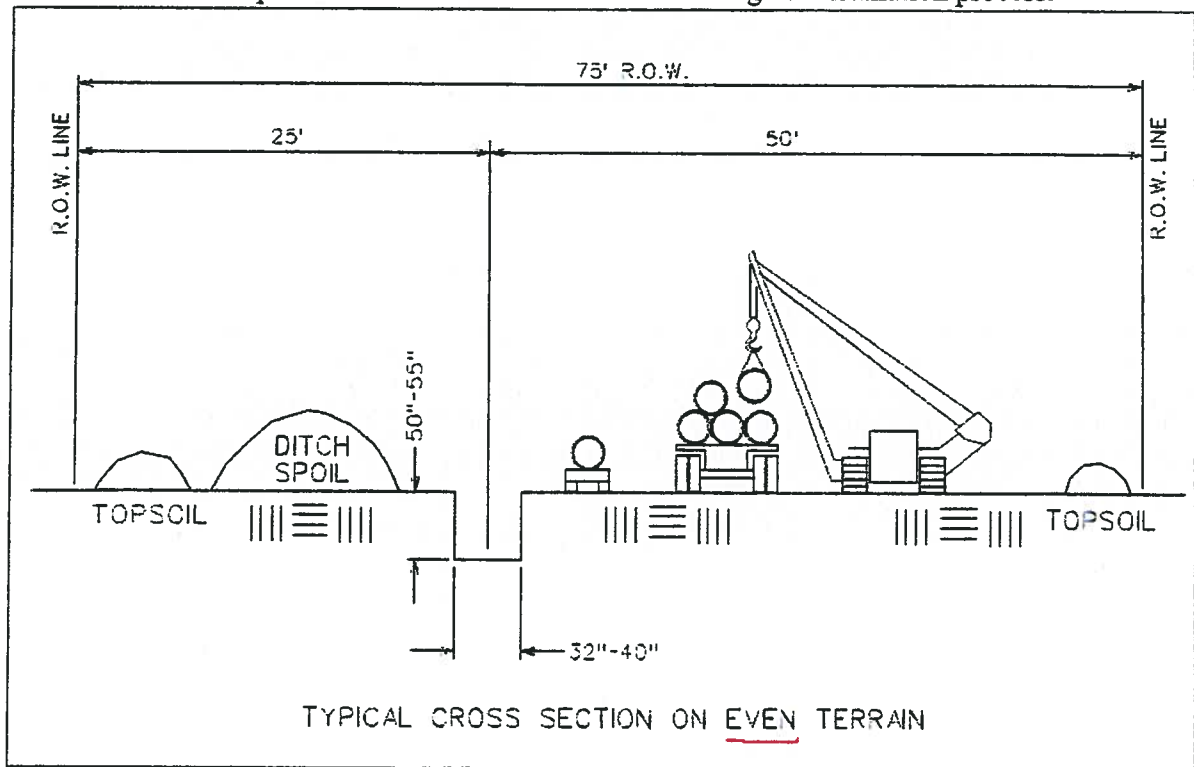
- Q2: The Planning Commission wanted to see a more compact site and a site that is aesthetic with minimal scarring. How are these concepts more compact?
- A2: You are correct. The sites proposed, Concept 8 and Concept 10, are not less "compact" than what we have shown before in the Hillside Review Board Meeting and the Planning Commission Meeting.

However, this does not mean that we have ignored the concerns of the Commission. In fact, since the last Planning Commission Meeting, we have drawn up four additional conceptual layouts for this facility (Concepts 9, 10, 11, and 12). Two of these layouts, Concepts 11 and 12, specifically address the Commission's recommendation to remove the west side of the loop road and to install a "T-style" or "hammerhead style" turn around, making the site more narrow. In turn, these layouts did show a decrease in the amount of visible cut slope. In Concepts 11 and 12, the "more compact" layouts are more compact in the site's width. In order to make room for the hammerhead, the "future DR station" was relocated to the south, making Concepts 11 and 12 the longest layouts. The advantage of these layouts is the cut slope is ~10' to ~20' (approximately 2'-18' visible above the 8' tall precast wall ) with the tradeoff of a longer cut slope, less open space, more disturbances and a greater cost to Questar Gas--which actually exceeds the budget for this project. Another concern brought up in our internal discussions is that the more ground we disturb the greater the potential of making a longer lasting scar on the hillside, whether or not it is a cut or fill scar. We did not propose these options because they have a larger visual impact, less open space, and the additional cost for these layouts exceeds the budget for the project.

- Q3: The plans still call out 8 ft. chain link while the renderings show block wall. Please correct.
- A3: These changes were made and resubmitted.
- Q4: Why is a 75 ft. wide driveway shown? Why can't a 25 ft. or 30 ft. driveway work?
- A4: The driveway itself, for the purpose of driving vehicles into and out of the station yard does not need to be 75' in width, more like 25' or 30' as you suggest. This will be determined once a general conceptual layout is agreed upon. The 75' driveway approach is labeled that way to convey the need to grade out a pathway approximately that wide to get piping into and out of the station yard. Since we will disturb that much area we wanted to show how it would look. Upon further review, our operations personnel determined that a larger pathway to the station inlet would be needed. Previously a 50'-wide drive approach was shown and should be adequate for accessing the site from Snow Canyon Parkway. The wider approach will help us prevent disturbing the open space around the site when future modifications are made.



The schematic I attached below shows what a typical cross section of the construction right-of-way corridor looks like. The pipe trailer most likely is not applicable in this instance, but does represent the room needed to get vehicles around the operation to access the site and road during the installation process.



- Q5: It appears that the site width is approximately 170 feet wide. Is that correct? The site still shows a loop to drive around on. Is a loop absolutely necessary? Why can't a single drive be provided (for back-in or back out) and narrow the site?
- A5: The final site width is still in the process of design. Once a conceptual layout of the site is agreed upon with the City, the design process can be completed. We estimate we will need a 170' width at this time. An actual width will be shown in the final plans when we submit for the building permits. We will try to keep the site width limited to only what is needed for both aesthetic and economic reasons. The loop road provides a more compact site layout, with more open space, less disturbance, less visual impact, and at less cost. We have reviewed the possibility of removing one side of the loop road and making the site a single drive in Concepts 11 and 12, which were discussed in answering question #2 above.
- Q6: The Planning Commission and City Council are concerned that this is an "entryway" to the City and aesthetics is the main issue for the City.
- A6: We understand that you view this area as an entryway to the City and want to find a solution with the City that is agreeable to everyone. We realize and understand the aesthetics of the site are the City's primary concern. Also, we hope the City understands and does not dispute the need to have these natural gas facilities to provide continued safe and reliable natural gas service to the City's residents. We have reviewed other sites within the City limits and those in other areas to find

and propose solutions similar to what we have observed. We have discussed and researched mitigation options for the landscaping of the site. We too are concerned with the final "look and feel" of the site. We desire to be good neighbors and contributors to the community and not distract from beauty of the City. But we must also ensure that we can continue to provide safe and reliable natural gas service at reasonable cost.

We began our series of meetings with the City Staff, Planning Commission, and Hillside Review Board last fall. We have not yet met with the City Council to discuss this site with them. Moreover, we have coordinated with UDOT and SITLA since before we began meeting with the City to try to develop a solution that is agreeable to all the entities involved. This lot is not usable for SITLA since UDOT is cutting off access on Bluff Street and has labeled it a "no access" area. The site layout does not permit the City or UDOT to permit regular access to the site off of Snow Canyon Parkway due to its close proximity to the intersection. Based on the limited frequency we will access the site, only limited right-in and right-out access can be granted to the site. The only other options would be to remove the hillside completely to grade out an area that could be used by another developer. We feel our project is the best use for this property. We can utilize the site while preserving a large amount of open space. The accessibility limitations match the needs and use for this project. This site is the best strategic advantage for the gas system for its current and future needs. This location is the only viable solution in the area of the intersection with the proposed UDOT improvements and conservancy area.

Unfortunately, there is no way to completely hide the site from view. The location we have selected has limited view areas to the majority of the community around it. The site is hidden from all directions until you approach the intersection close to the project. As you travel into the City from the north along SR-18 there are many examples of unimproved, exposed cut slopes. The landscaping options we are proposing will help minimize the impact our site will have and drivers will hardly be aware of our facilities. UDOT's proposed interchange will hide parts of the station site and will help blend/breakup the site into the background so it does not stand out. It is our understanding that there are no proposed collection points or destination points in the area where people would gather to admire the view at the site. The site will mainly be visible to the southbound traffic or pedestrians. As for the southbound traffic flowing over the proposed flyover, the site will be only be visible for a few seconds during which drivers will likely be focused on the changing road elevations and not the site itself.

Q7: Can the piping be colored a reddish color to blend more with the environment?

A7: Questar is willing to work with the City on the colors of the walls, piping, and buildings. We have done this on other projects and it does help the facilities blend into the environment.

Q8: On the plans, what is the future Cathodic Deep Well?

A8: We have shown a future deep well on the site plans to ensure we have sufficient room for this facility. Under ordinary maintenance practices and federal code requirements, we impose an electrical current on our steel pipelines and corrode

an anode we place into the ground. This helps control corrosion occurring where we want it, on the anode, instead of our pipeline facilities.

We believe the Cathodic Deep Well has little overall impact because it is only a few feet in height and should not be visible behind an 8' precast wall.

Q9: What is the Future 'DR' Station?

A9: This was addressed in the Planning Commission meeting, but may have been overlooked based on the other discussions we had. As part of the future use of the site we are proposing room to install a future DR Station or "District Regulator" Station. This station would serve the development within the immediate area around the project site. This station differs from what we are currently proposing. The current proposal is to install a regulator station that functions as part of our HP or High Pressure System which operates in the hundreds of pounds of pressure. The DR Station serves the system that operates in the tens of pounds of pressure. The DR Station serves local homes, businesses, retailers, and small industrial loads.

Please note that any "Future DR Station" we would install would consist of a small building or shed would be about 13'x16' with some piping coming into and out of it. The highest point on the building would typically be about ~12'. It is typically a metal building of a color chosen to match the rest of the facility.

Q10: Community Development staff prefers the lower Concept 8, if a lower site at the bottom is not feasible. However, you may show two options to the PC. However, note staff's comments on note #1 above.

A10: I believe the answers provided in #1 sufficiently address this question. If you would like more detail, please let me know.

Q11: It appears there is less hillside disturbance on Concept 10.

A11: That is correct. The advantages to Concept 10 are that it (i) provides the least amount of disturbance, (ii) provides the most open space for any of the 12 Concepts generated for this site, (iii) has the least amount of cut and fill slopes, (iv) is mostly not visible from the west, (v) reduces the communications tower height more than any other, (vi) includes a wall that conceals large parts of the station yard from view because people will be looking up to the site, and (vii) is the most cost effective grading plan out of the 12 options explored to date.

Q12: The cross section A-A on Concept 10 appears to be the same as on Concept 8. Please correct as required.

A12: These corrections have been made as part of the submittal.

Questar Gas believes that our proposed changes address the concerns addressed thus far by the City. We appreciate the suggestions we have received from the City and feedback received from the City Staff, the Hillside Review Board, and the Commission. We hope this new design meets their satisfaction.

As you are aware, this site is a crucial component of the overall effort to supply natural gas to St. George City, St. George City power plant, and the surrounding Washington

County communities well into the foreseeable future. Questar Gas believes it has demonstrated its willingness to work with the City to design and build a facility that meets the needs of all the parties involved. To that end, it is important to the timeline of the project to be able to move ahead with the process. Anything you can do to expedite the approval process will be greatly appreciated. If you have any other questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth Plaizier".

Seth Plaizier, P.E.  
Engineer  
High Pressure Design & Project Management  
Questar Gas Company





**SAINT LAURE CITY**  
 40 West 10000 South  
 P.O. Box 10000  
 Sandy, Utah 84070  
 Phone: 801.333.1220  
 FAX: 801.333.1225  
 CEDAR CITY  
 Phone: 801.333.1242

**QUESTAR GAS**  
 BLUE FIRE STREET & SHOW  
 CANYON PARKWAY  
 ST. GEORGE UTAH  
 REGULATOR BUILDING

**GRANDPRIX INC. 100** POOL SUPPLIER & RETAIL  
 6000 N. 1000 E. ALTA  
 PHOENIX, ARIZONA 85016  
 PHONE: 602.998.1234  
 FAX: 602.998.1235

**PHILIP ENGINEER & ARCHITECT**  
 1000 N. 1000 E. ALTA  
 PHOENIX, ARIZONA 85016  
 PHONE: 602.998.1234  
 FAX: 602.998.1235

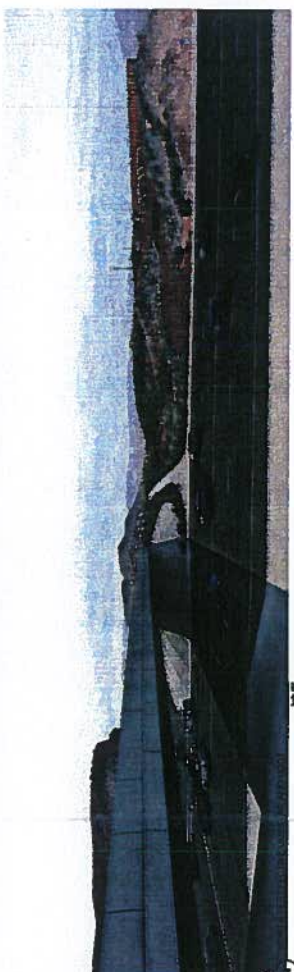
**QUESTAR GAS**  
 BLUE FIRE STREET & SHOW  
 CANYON PARKWAY  
 ST. GEORGE UTAH  
 REGULATOR BUILDING

**QUESTAR GAS**  
 BLUE FIRE STREET & SHOW  
 CANYON PARKWAY  
 ST. GEORGE UTAH  
 REGULATOR BUILDING





CONCEPT 2



		<b>QUESTAR GAS</b> <b>BLUFF STREET &amp; SNOW</b> <b>CANYON PARKWAY</b> <b>REGULATOR BUILDING</b>	
<b>QUESTAR GAS</b> 10000 N. 10th Ave. Suite 100 Phoenix, AZ 85020 Tel: 602.955.1000 Fax: 602.955.1001		<b>QUESTAR GAS</b> 10000 N. 10th Ave. Suite 100 Phoenix, AZ 85020 Tel: 602.955.1000 Fax: 602.955.1001	
<b>QUESTAR GAS</b> 10000 N. 10th Ave. Suite 100 Phoenix, AZ 85020 Tel: 602.955.1000 Fax: 602.955.1001		<b>QUESTAR GAS</b> 10000 N. 10th Ave. Suite 100 Phoenix, AZ 85020 Tel: 602.955.1000 Fax: 602.955.1001	
<b>QUESTAR GAS</b> 10000 N. 10th Ave. Suite 100 Phoenix, AZ 85020 Tel: 602.955.1000 Fax: 602.955.1001		<b>QUESTAR GAS</b> 10000 N. 10th Ave. Suite 100 Phoenix, AZ 85020 Tel: 602.955.1000 Fax: 602.955.1001	





Concept 10



**BLATT LANE CITY**  
45 W. 1000 S., Suite 200  
Salt Lake City, UT 84119  
Phone: 801.255.0020  
Fax: 801.255.1448

**LAYTON**  
PO BOX 11100  
TOMBALL, TX 77480  
Phone: 281.347.1100

**TOULON**  
Phone: 435.943.3590

**CELEBRITY CITY**  
Phone: 435.965.1453

**BRANDFIELD**  
Phone: 435.590.0187

**WWW.DRUGSTAL.COM**

**ST. GEORGE, UTAH**

**BLUFF STREET & SNOW CANYON PARKWAY**

**QUESTAR GAS - ST. GEORGE**

**2013.06.04**

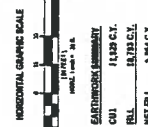
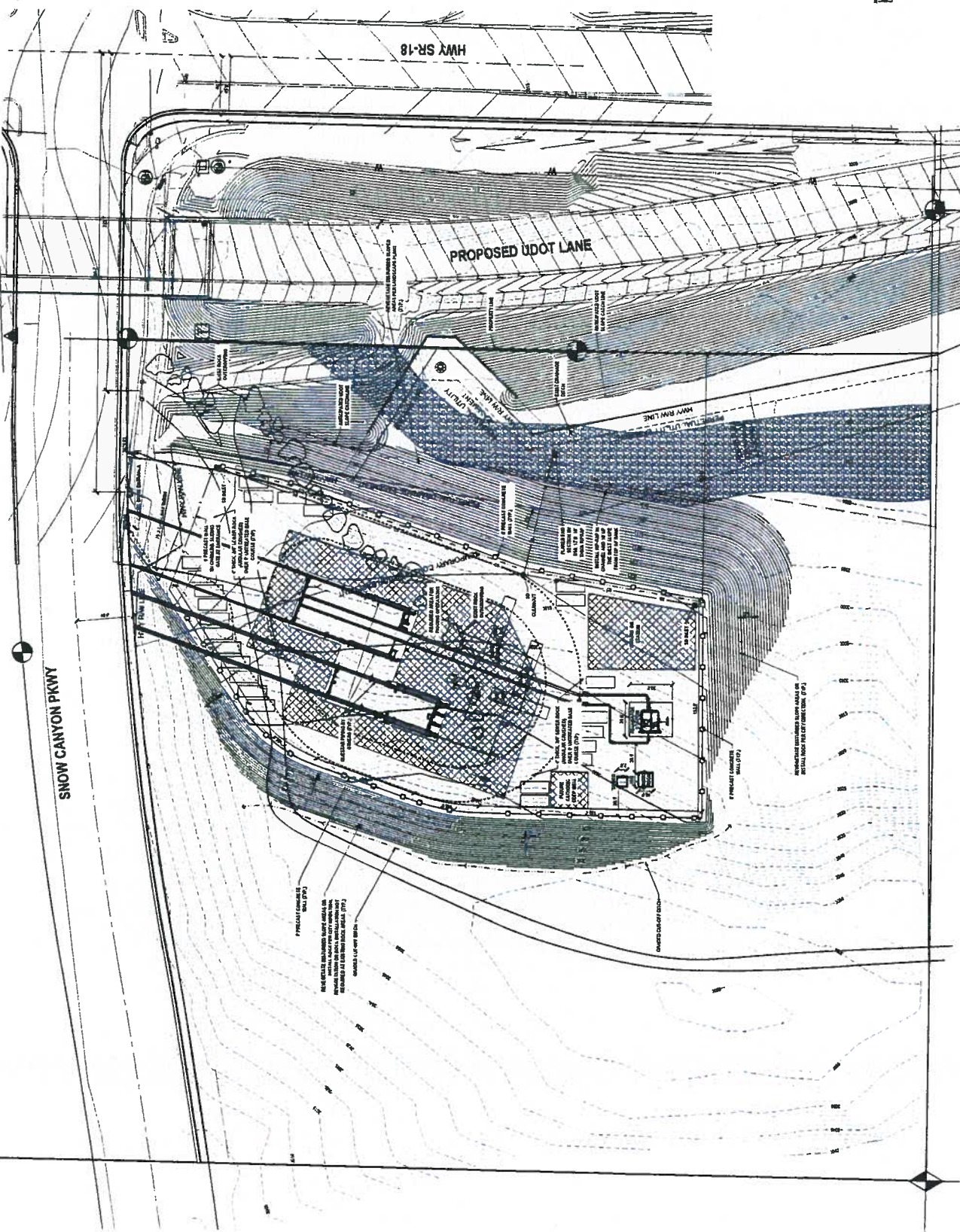
**SITE AND GRADING PLAN**

**CONCEPT 8**

**C1**

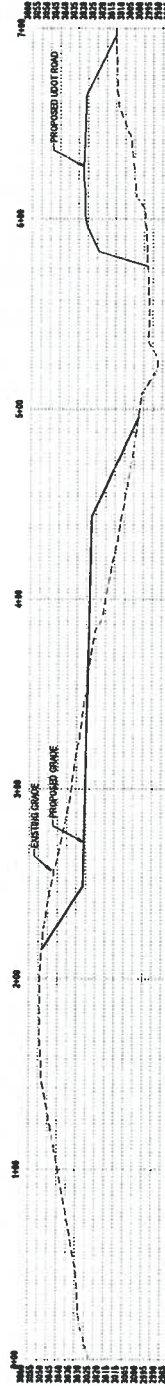
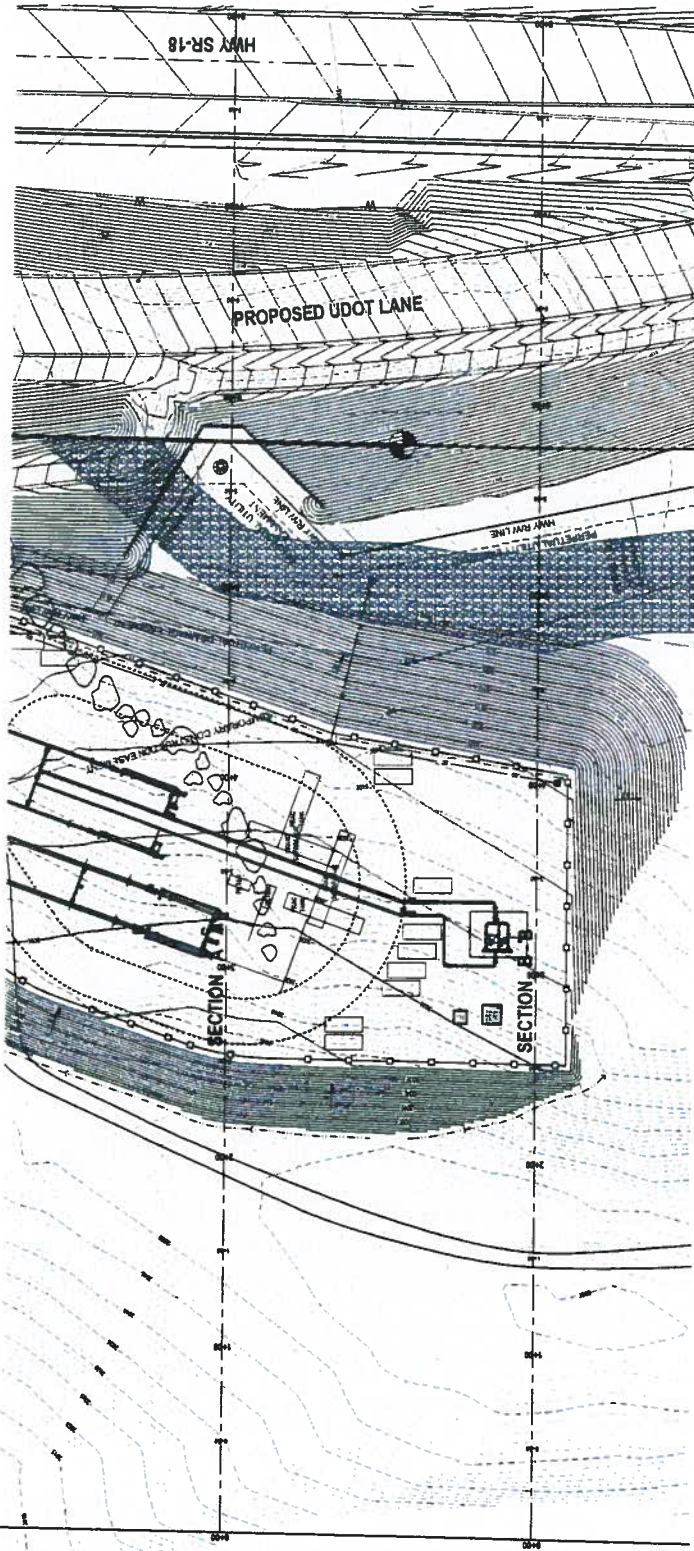
**SITE MODIFICATIONS:**

- ADDED VEHICLE PARKING LAYOUT
- ADDED PIGGING AND EQUIPMENT LAYOUT
- LINED EXISTING DRAINAGE CHANNEL WITH RIP-RAP

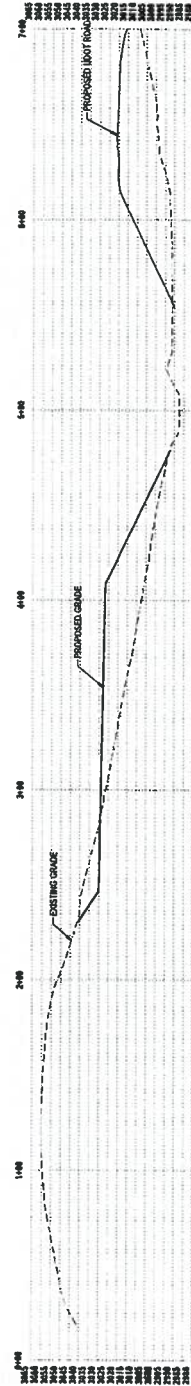


**BARBERSBURG COMMUNITY**  
CITY  
11.25 C.T.  
11.25 C.T.  
11.25 C.T.  
11.25 C.T.





SECTION A - A



SECTION B - B



2013.08.04

CROSS SECTIONS  
CONCEPT 8

C2

**BALT LANE CITY**  
45 W. 1000 E. Suite 500  
St. George, UT 84770  
Phone: 435.646.1453  
Fax: 435.646.1453

**LAYTON**  
Phone: 435.646.1100  
Fax: 435.646.1100

**ST. GEORGE**  
45 W. 1000 E. Suite 500  
St. George, UT 84770  
Phone: 435.646.1453  
Fax: 435.646.1453

**RICHLAND**  
Phone: 435.590.0187  
Fax: 435.590.0187

**www.baltlane.com**

**ST. GEORGE, UTAH**

**BLUFF STREET & SNOW CANYON PARKWAY**

**QUESTAR GAS - ST. GEORGE**



- ADDED VEHICLE PARKING LAYOUT
- ADDED PIGGING AND EQUIPMENT LAYOUT
- MOVED SITE TO THE WEST TO NEAR THE EXISTING RIDGE LINE
- RAISED THE SITE TO REDUCE CUT ALONG THE RIDGE LINE.
- WIDENED ACCESS DRIVE WIDTH

**SNOW CANYON PARK**

HWY SR-18

PROPOSED UDOT LANE

QUESTAR GAS - ST. GEORGE  
BLUFF STREET & SNOW CANYON PARKWAY  
ST. GEORGE, UTAH



2013.04.04

1994

1992

# SITE AND GRADING PLAN

—

<b>EARTHWORK SUMMARY</b>	
CUT	26,156 C.Y.
FILL	4,676 C.Y.
<b>NET CUT</b>	<b>21,480 C.Y.</b>

3

FINISH

**BEALY LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4443

**LAYTON**  
Phone: 001.547.1100

**TOOLE**  
**Phone 435.843.3590**

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.590.0187

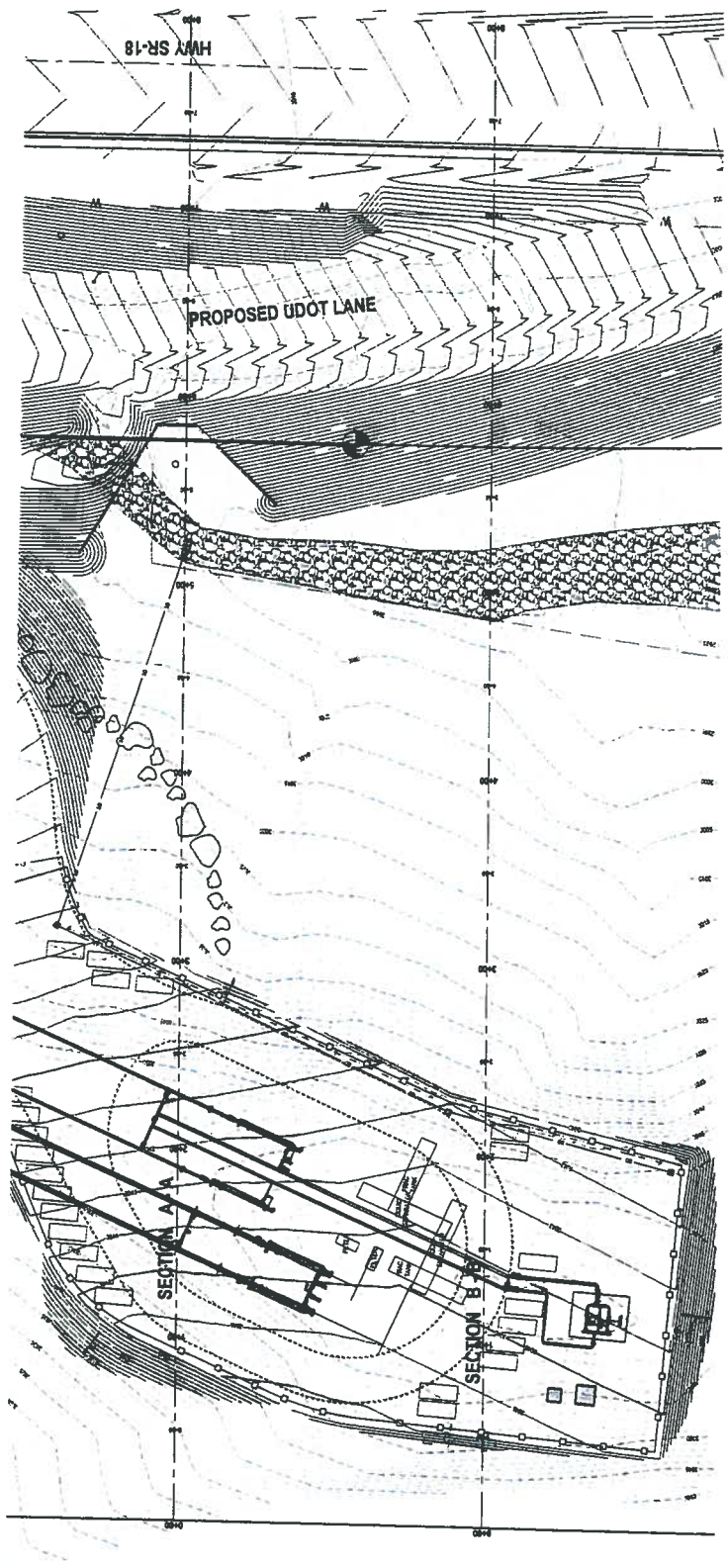
MOTHER/INFANT RATIO

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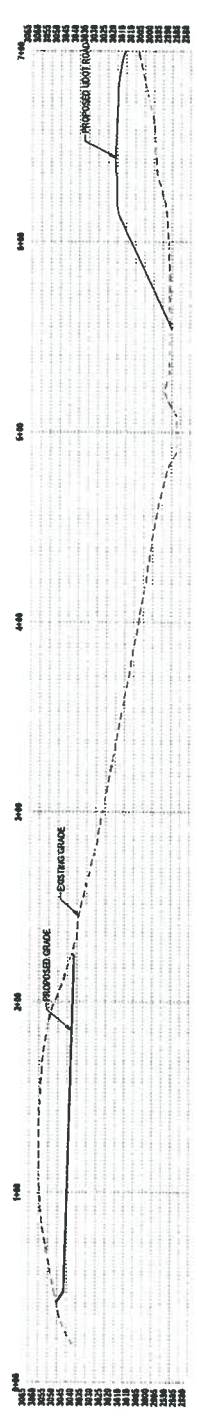
LAKE CITY, UTAH 84043

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SECTION A - A



SECTION B - B



**QUESTAR GAS - ST. GEORGE**

BLUFF STREET & SNOW CANYON PARKWAY

ST. GEORGE, UTAH

**C2**

**CROSS SECTIONS**

**CONCEPT 10**

DATE: 10/11/11  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT MANAGER: J. HARRIS

**ENSTON**

**SALT LAKE CITY**  
 451 W. 1000 S., Suite 500  
 Salt Lake City, UT 84119  
 Phone: 801.525.4400  
 Fax: 801.525.4400

**LAYTON**  
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**TORRELL**  
 Phone: 435.493.3599

**CELESTE CITY**  
 Phone: 435.493.1433

**WINTERSVILLE**  
 Phone: 435.598.0187

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**ST. GEORGE**  
 111 WEST 200 SOUTH  
 SUITE 100, ST. GEORGE, UTAH 84770  
 PHONE: 435.772.1200  
 FAX: 435.772.1200



## **PCR ITEM 5A**

### **CUP - Natural Gas Facility**

PLANNING COMMISSION AGENDA REPORT: **04/23/2013** (Tabled)

PLANNING COMMISSION AGENDA REPORT: **06/11/2013**

CITY COUNCIL MEETING: **06/20/2013**

**CONDITIONAL USE PERMIT:**

Case # 2013-CUP-003

**Request:** Consider a request for a conditional use permit for 1) a proposed “Unmanned Natural Gas Regulator Station & Launcher / Receiver Facility (a control room and a regulator station building), 2) an associated forty foot (40’) high data transmission tower,” 3) an eight foot (8’) high wall around the site, and 4) site development mitigation, and 5) landscaping.

**Reference:** Case No. 2013-HS-003 (Note item #4 on this PCR agenda)

**Project Overview:** In a location near Central Utah, Questar Gas is installing a compressor station that will increase the transmission pressure in the pipeline between Central and St George. Here in St George it is proposed to install a regulator station site (WH0030) that will reduce the pressure back down to the current maximum allowable operating pressure of 720 psig. This project will allow Questar to continue to serve gas to St George City Power and to the residents of St George and the surrounding communities.

**Location:** This property is located at the southwest corner of Bluff Street and Snow Canyon Parkway.

**Property Owner:** SITLA

**Applicant:** Questar Gas

**Representative:** Mr. Brent Morgan  
Ensign Engineering  
45 West 10000 South, Ste 500  
Sandy\, Utah 84070

**Area:** 7.22 acres.

**Zoning:** R-1-10 (Single Family Residential 10,000 square foot minimum lot size) and OS (Open Space)

**Ordinances:**

Facility

Per Section 10-7B-3 a conditional use permit is required for a public utility.

Development Plan

Per Section 10-17-6 a development plan is required (includes a site plan and elevations). Also comply with all other applicable Sections of Title 10 Chapter 17.

Tower

Per Section 10-22-5 a conditional use permit is required for a tower over thirty-five feet (35') high.

Walls and Fencing

Per Section 10-18-5 fencing is required to protect and screen the facility.

Landscaping

Project shall comply with Title 10 Chapter 25 'Landscaping' requirements.

**Comments:**

Staff has not received any opposition to this request. The Planning Commission recommends approval and suggests the following conditions:

1. Facility; the site plan (Concept 8) and elevations shall be as presented to the City Council on June 20<sup>th</sup>.
2. Tower; the forty foot (40') data transmission tower is recommended for approval to the City Council.
3. Wall/Fencing; allow an eight foot (8') high solid pre-fabricated concrete wall as presented. The eight feet (8') height is required for facility safety.
4. Access; utility maintenance access shall only be from Snow Canyon Parkway (as the City Traffic engineer and UDOT approves).
5. Hillside Mitigation (no scarring); mitigation shall be as recommended for the hillside permit (reference Case No. 2013-HS-003). The west hillside and east hillside of the site shall be mitigated to blend-in and match the natural undisturbed hillside. This shall be accomplished by a combination of matting, seeding, mulch, and setting rock and rock barriers. Soil colorization and aesthetic mitigation may also be required as presented (by working with a company such as Soil Tech that specializes in this field). The mitigation shall also be designed to not erode and shall be maintained.

6. Landscaping: This site shall have contiguous landscaping complimentary to the design selected by UDOT for the adjacent new interchange (excepting those hillside areas as described in item #5 above). The City Traffic Engineer shall work closely with UDOT and City staff to coordinate this effort.
7. Ground Surface Area: the surface area / aggregate base / rock color shall not be red as shown in the renderings, but shall instead be a color complimentary to the natural environment.
8. Piping: The exposed above ground piping color shall be colored to blend with the natural environment
9. SPR: Submit a SPR (Site Plan Review) application along with the required civil engineering plans for staff review and processing.

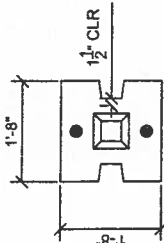
### Findings:

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

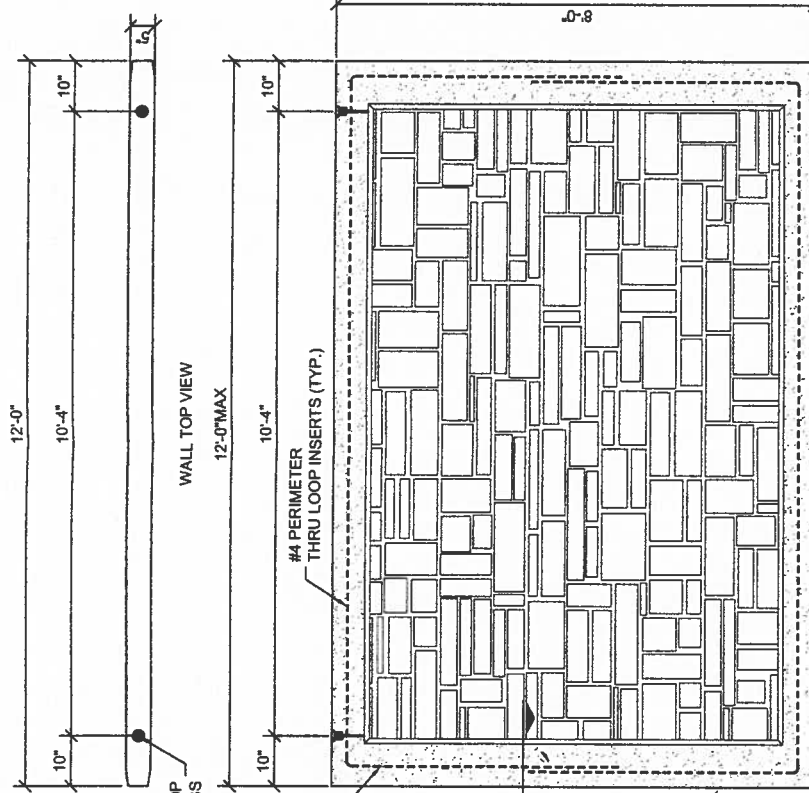
Yes	N/A	Category	Description
Contain all noise on site		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
Mitigate all dust during construction.  Mitigate any exposed earth (by grading activity) with seeding and planting		B. Dust	1. Comply with all air quality standards, state, federal and local.  2. Use shall not create unusual or obnoxious dust beyond the property line.
Meet all applicable codes		C. Odors	1. Comply with all air quality standards, state, federal and local.  2. Use shall not create unusual or obnoxious odors beyond the property line.
Landscaping and fencing shall be used to mitigate site aesthetics		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.

Meet all applicable fire codes  Fencing shall prevent site access by non-Questar employees		E. Safety	<p>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.</p> <p>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</p>
		F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
Single story and shall comply with approved elevations and rendering	X	G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
24/7		H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Meet all applicable state requirements		K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

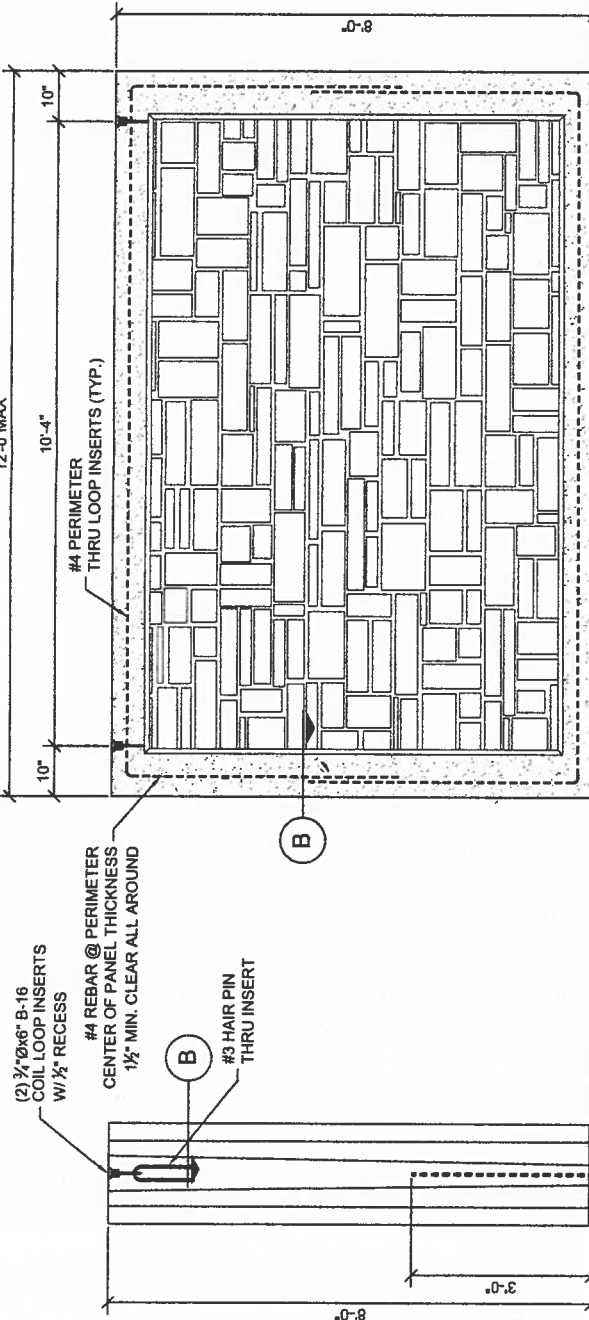




COLUMN  
TOP VIEW



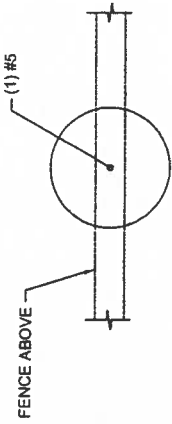
WALL TOP VIEW



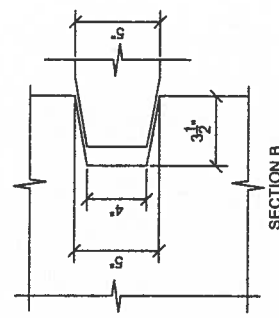
FRONT VIEW

NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.



SECTION A



SECTION B

TYP. 8' PANEL, PIER & POST

CONCRETE	
$f'_c = 5,000$ PSI	$f'_d = 2,500$ PSI
SLUMP: 4"-9"	FRU: N/A
FINISH: PATTERN	MIX: TBD
WEIGHT: 150 LBS. PCF.	AIR: 5%
VOLUME: TBD	SHIPPING WT: TBD



16500 SOUTH 500 WEST  
BLUFFDALE, UTAH 84005  
PHONE: (801) 597-7541  
FAX: (801) 597-1116

SHEET TITLE:	CHECKED BY:
SOUND WALL	R.B.
DRAWN BY:	SHEET #
J.A.	
DATE:	
3-1-10	

F-4.2

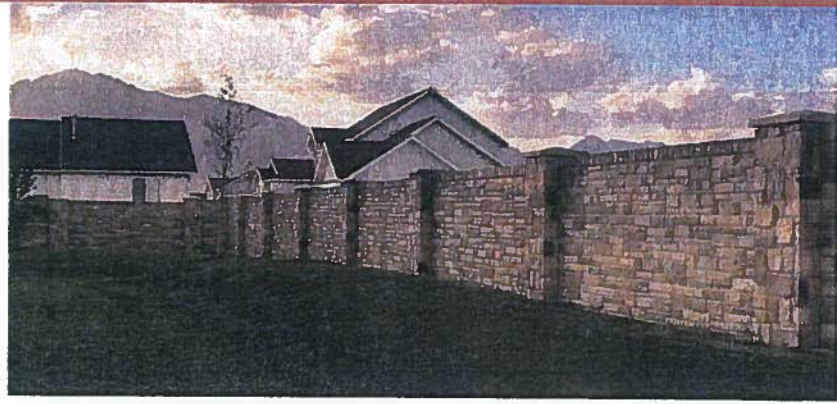
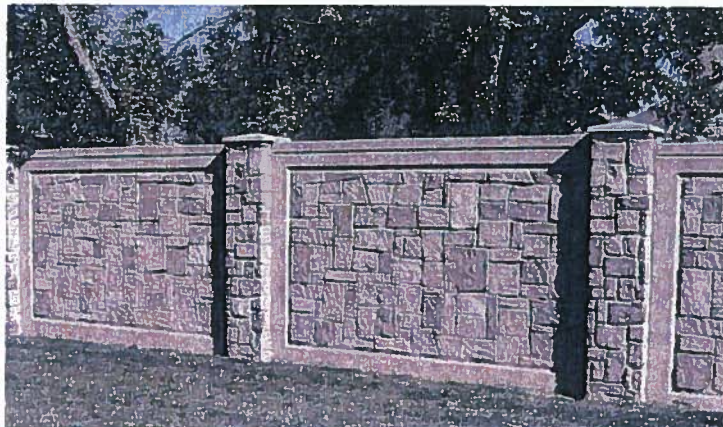


## Verti-Crete Colors

**VC\*-Stain** is a water-based acrylic coating designed for superior penetration into concrete. It ensures moisture proofing, color stability, and ultraviolet resistance. When properly applied it will not discolor, peel, crack, or blister. Multiple coatings are compatible for color combinations on concrete and masonry and correction of natural color imperfections. VC-stains will impart a uniform color on all forms of concrete: precast, poured, glass-fiber-reinforced, brick, stucco, and stone surfaces. Its water-based composition makes it a user-friendly product, which is solvent-free, odor-free, and safe on interior surfaces. VC-stains comply with all VOC regulations.

**APPLICATION:** *As a pre-requisite for all coatings, a clean surface is a must.*

- 1- Surfaces must be free of dust, oil, and external soils, which can affect adhesion and color. DO NOT use with form oils containing SILICON. For best results, any previous coating must be removed. Sealers/curing compounds containing silicons or resins must be removed or they will affect the quality of finish. Extremely smooth surfaces should be sandblasted. Some previous coatings can be compatible, however, a test-spot is definitely recommended.
- 2- VC-stains are water-dilutable, in all proportions. For best dilution (Base Coat vs. Highlighter) see your rep. All methods of application can be used: spray, roll, brush or rag touch up. Size, quantity and quality of your parts will determine your choice of equipment. For your custom plan talk to your rep. All paint equipment can be cleaned with warm-soapy water.



**COVERAGE:** The following variables will affect your square foot per gallon coverage: Your choice of application equipment, your design plan, number of base-coats, highlighters, etc. Consult your rep.

**VARIATIONS IN COLOR** tone/shade/hue are to be expected between "actual concrete colors" and the color chart. These differences are mostly due to:

- A. Chemical reaction between various concrete mixes and stains.
- B. Reaction to sun's ultraviolet energy, and local environmental conditions such as: humidity, salt, temperature, air quality, etc.
- C. Printing inks on paper versus the actual product on your concrete surface.

**WARRANTY & CAUTION:** With environmental considerations, the sealing/moisture protection and quality of this product is guaranteed for 10 years. However, the same enviro-conditions (see paragraph "B" above) will affect the longevity of color within 2-4 years.



Mail  
P.O. Box 2347 / Sandy, Utah 84091

Plant  
16500 South Pony Express Road / Bluffdale, Utah 84065

Phone 801 571-2028  
Fax 801 571-3486  
E-mail [sales@verti-crete.com](mailto:sales@verti-crete.com)  
Web [www.verti-crete.com](http://www.verti-crete.com)



\* VC=Verti-Crete



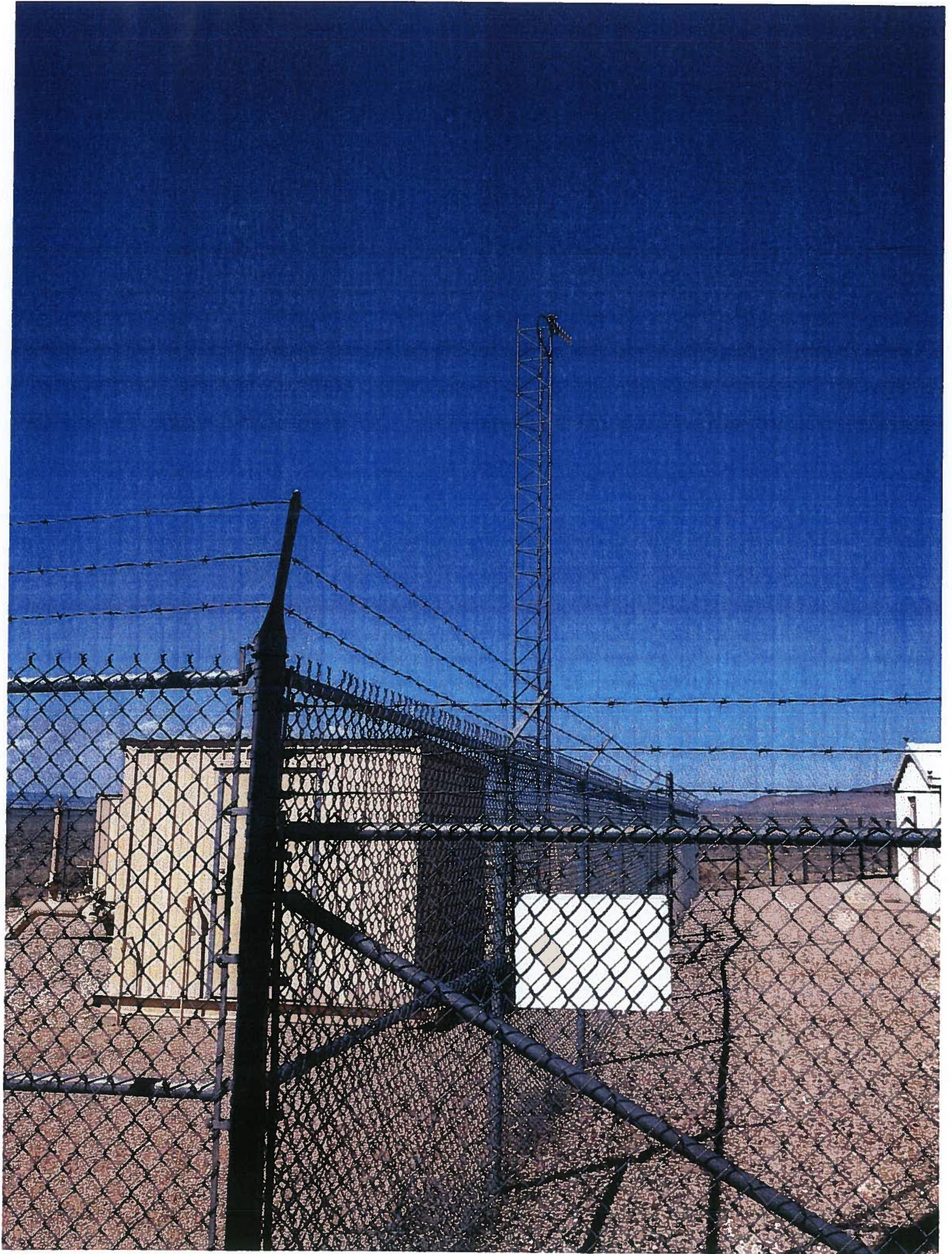


# Color Chart

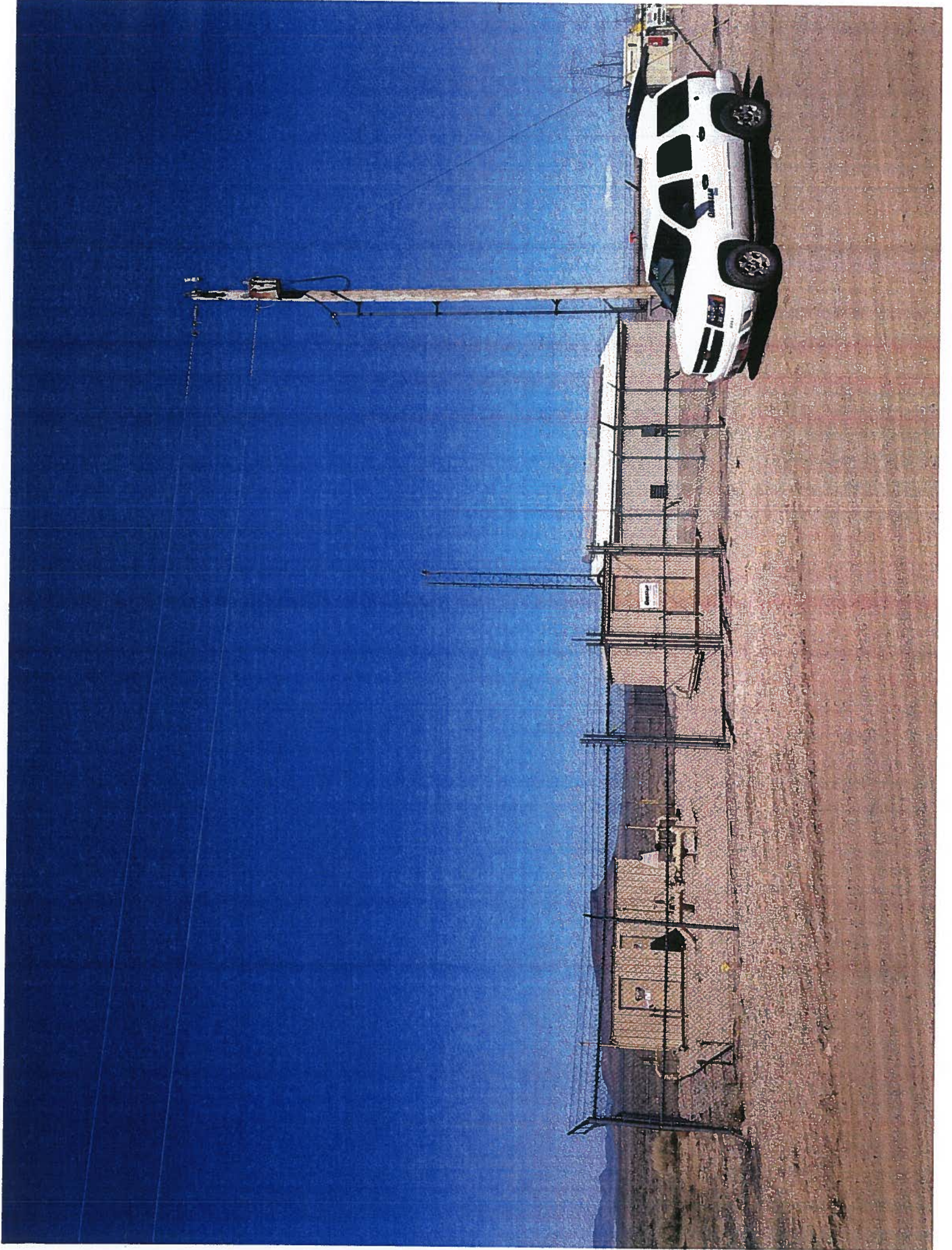
## Colors

				
White	Limestone	Sunset	Harvest Gold	Nutmeg
				
Khaki Bronze	Beige	Washed Suede	Smokey Beige	Terra Cotta
				
Sepia	Chestnut	Western Cedar	Cocoa Brown	Dark Walnut
				
Plum	Taupe	Brick Red	Island Spruce	Blue Slate
				
Heather Grey	Stonewall	Deep Grey	Charcoal	Wrought Iron











Narrative for CUP application

Questar Gas WH0030

Snow Canyon Parkway & Bluff Street Site

In order to meet the needs and growth that has occurred in St. George and Washington County in recent years, Questar Gas is making modifications to its facilities.

In 2013 Questar Gas will be installing a compressor station near Central, Utah and increasing the pressure in the pipeline between Central and St. George, Utah. The WH0030 regulator station site will be installed to reduce the pressure back down to the current Maximum Allowable Operating Pressure (MAOP) of 720 psig. These modifications will allow Questar Gas to continue to serve gas to St. George City Power and to the residents of St. George and the surrounding communities.

The WH0030 site will include pig launching and receiving facilities. These facilities of its pipeline system allow Questar to perform maintenance cleaning runs and inspection runs. The site will also include a few structures: a control room, a regulator station building to house the pressure regulators and valves, and a communications tower.

WH0030 is an unmanned site and is controlled remotely. This necessitates the need for electric power and a communications tower. The site is anticipated to be accessed about once weekly to ensure everything is working properly. About every seven years, or as needed, the site will be accessed more frequently for a period of about a month during the regularly scheduled pigging and maintenance activities on the pipeline system.

Questar Gas has met with and is coordinating its design efforts between UDOT and St. George Engineering department to design the road access to the site. As you may be aware UDOT is planning a significant remodel project at the Snow Canyon Parkway and Bluff Street (SR-18) intersection.

Due to the existing terrain at the site, a large amount of grading work must be done. Questar is working through options that will help minimize scaring of the hillside.

During normal operations no odors should exist outside the property. This is typical to other regulator stations and facilities that Questar Gas currently owns and operates in and around St. George. During normal maintenance activities and when blow downs are required small amounts of gas will be vented into the air. The gas is odorized and will have an odor for a short amount of time.

As the gas flows through pipe there is a noise associated with it. The majority of the piping will be buried in the yard to mitigate the noise. The regulator station will house pressure reducing valves (control valves and regulators) that will generate noise. The pressure reducing valves will be located inside a building to mitigate noise. This is typical with the other regulator stations that exist in the area. Due to the geographic location of the site the hill top to the west, Snow Canyon Parkway to the north, Bluff



Street to the east, Questar does not anticipate any increase of noise due to the proposed work. It is anticipated this site will meet the St. George City noise ordinance requirements for day and nighttime operations and the road noise along Snow Canyon Parkway and Bluff Street (SR-18) will be much louder than any noise generated within the site.

The station will be designed with safety in mind. This station site will meet all local and national building code requirements, electric codes, and applicable standards. The natural gas piping will be designed to meet and exceed the State and Federal regulations for the site (Code of Federal Regulation 49 Part 192). As part of these safety requirements and security of the site, Questar Gas proposed to install 8' tall fencing around the site. Questar Gas is working with St. George City to determine the fencing requirements for the site that will provide both site security and is acceptable to the aesthetics of the site. We have had discussions of having chain link options as well as precast paneling mixed with chain link as the fencing materials.

During site construction a water truck will be onsite and used for dust control.

The final height of the structures has not yet been determined and will be finalized during the design process. There are 3 main structures proposed in the site: a control room, communications tower, and a regulator station building. The approximate sizes of these buildings are shown on the site plan.

Operational hours for the proposed facility are continuous, 24 hours a day – every day.

**PCR ITEM 5B**  
**CUP – 1. Auto Salvage – Parts**  
**CUP – 2. Caretaker**

PLANNING COMMISSION AGENDA REPORT:	<b>05/28/2013</b> (Tabled)
PLANNING COMMISSION AGENDA REPORT:	<b>06/11/2013</b>
CITY COUNCIL MEETING:	<b>06/20/2013</b>

**CONDITIONAL USE PERMIT**

**Thomas Metals**

Case # 2013-CUP-009

**Request(s):**

1. Permission to establish and operate an auto dismantling – parts salvage facility within an existing recycling business; and
2. To permit a caretaker unit on the premises.

**Location:** 985 East 770 North in the old Industrial Park.

**Background:** In 2011 a recycling business was permitted at 985 East 770 North. The facility has operated for approximately 2 years. Now in 2013 the applicant wishes to expand the recycling business to include metal and parts reclamation from automobiles, trucks, trailers, etc. and to permit a caretaker for security and theft protection.

**Applicant:** Mr. Matt Thomas

**Zoning:** M-1 (Industrial)

**General Plan:** IND (Industrial)

**Ordinance(s):**

Section 10-11-2 “Uses” permits a recycling business in the M-1 zone (permitted in 2011).

Section 10-11-2 “Uses” requires a CUP in the M-1 zone for “auto salvage yard, storage yards for wrecked or partially dismantled vehicles.”

Section 10-11-2 “Uses” requires a CUP in the M-1 and M-2 zones for a “caretaker’s residence, incidental to the use of the land for industrial purposes.”

**Project:** The applicant proposes to dismantle vehicles and warehouse parts for sale and distribution.

**Narrative:** See attached narrative provided by the applicant

**P.C.:** With a CUP, the use(s) may be permitted. The applicant has already screened the property (Note: chain link with slats is permitted in the old industrial park per ordinance). The following conditions and findings are suggested by the Planning Commission;

1. Screening; the applicant shall maintain the screening of all outside storage from view on 770 North Street. The chain link fencing and slats shall be maintained in good condition. The site line from the street shall prevent seeing any stockpiled materials on site.
2. Codes; the applicant shall meet all requirements of the IBC and relevant fire codes.
3. Welding, torch cutting, and grinding; all operations either indoors or outdoors shall comply with all requirements as set by the City Fire Marshall
4. Fluid Disposal; The applicant shall drain all vehicular fluids and dispose of as required by the procedures approved by the City Fire Marshall.
5. SWPPP; the applicant shall comply with all applicable SWPPP (Storm Water Pollution Prevention Plan) requirements to avoid any soils or water contamination.
6. Storage Height; The maximum storage height inside or outside of the building shall comply with all requirements as set by the City Fire Marshall.
7. Business License; A business license is required and inspection shall be required prior to occupancy.
8. Mitigate Fire Hazards; The applicant shall mitigate potential fire hazards such as the removal of any bushes and/or debris on the hillside or yard site to avoid brush or material fires. Work with the Fire Marshall as required.
9. Caretaker; Restrict a caretakers unit to night use only. No full time residence shall be permitted.
10. Findings; Comply with CUP findings (see below).

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
Control all noise levels to prevent disturbance of neighbors.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
Comply with Local, State, and Federal air quality		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
Contain all odors to meet city and state standards		C. Odors	1. Comply with all air quality standards, state, federal and local.  2. Use shall not create unusual or obnoxious odors beyond the property line.
Existing building – no exterior changes	X	D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
Comply with all applicable bldg, fire, and safety codes		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.  2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
CC to Discuss traffic as required		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.

Existing building	X	G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
	X	H. Hours of Operation	<p>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</p>
	X	I. Saturation / Spacing	<p>1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.</p>
		J. Maintain Character and purpose of zone	<p>1. Uses shall be consistent with the character and purpose of the zone within which they are located.</p>
Comply with State standards		K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>



## **Thomas Metals**

In 2011 a business license was granted for metals recycling at 985 E. 700 N. per section 10-11-2 "recycling" is a permitted use in the M-1 zone.

## **Thomas Metals- Auto salvage/Parts**

To sell parts off of salvage autos (& trucks) a handlers permit is registered by the state. Note also that per section 10-1102 a auto salvage yard requires a conditional use permit. For this reason this conditional use permit is being submitted.

## **Site**

The site has been screened in conformance with section 10-11-4, A and landscaping has been installed.

## **Business Overview**

Thomas Metals will be buying miscellaneous scrap metal at 985 E. 700 N. St George, UT 84770. They will be buying automobiles, trailers, and heavy equipment with tires only. Thomas Metals will then be dismantling some of them and re-selling some parts. They will not be stockpiling cars. There will only be 20-30 automobiles on their 3 acres of land at any one time. They have no intention of this being a junk yard, the material will come in and Thomas Metals will get it ready to recycle with the exception of salvageable parts they can re-sell.

## **Caretaker**

Per section 10-11-2 a "caretaker's residence, incidental to the use of the land for industrial purpose" a conditional use permit is required.

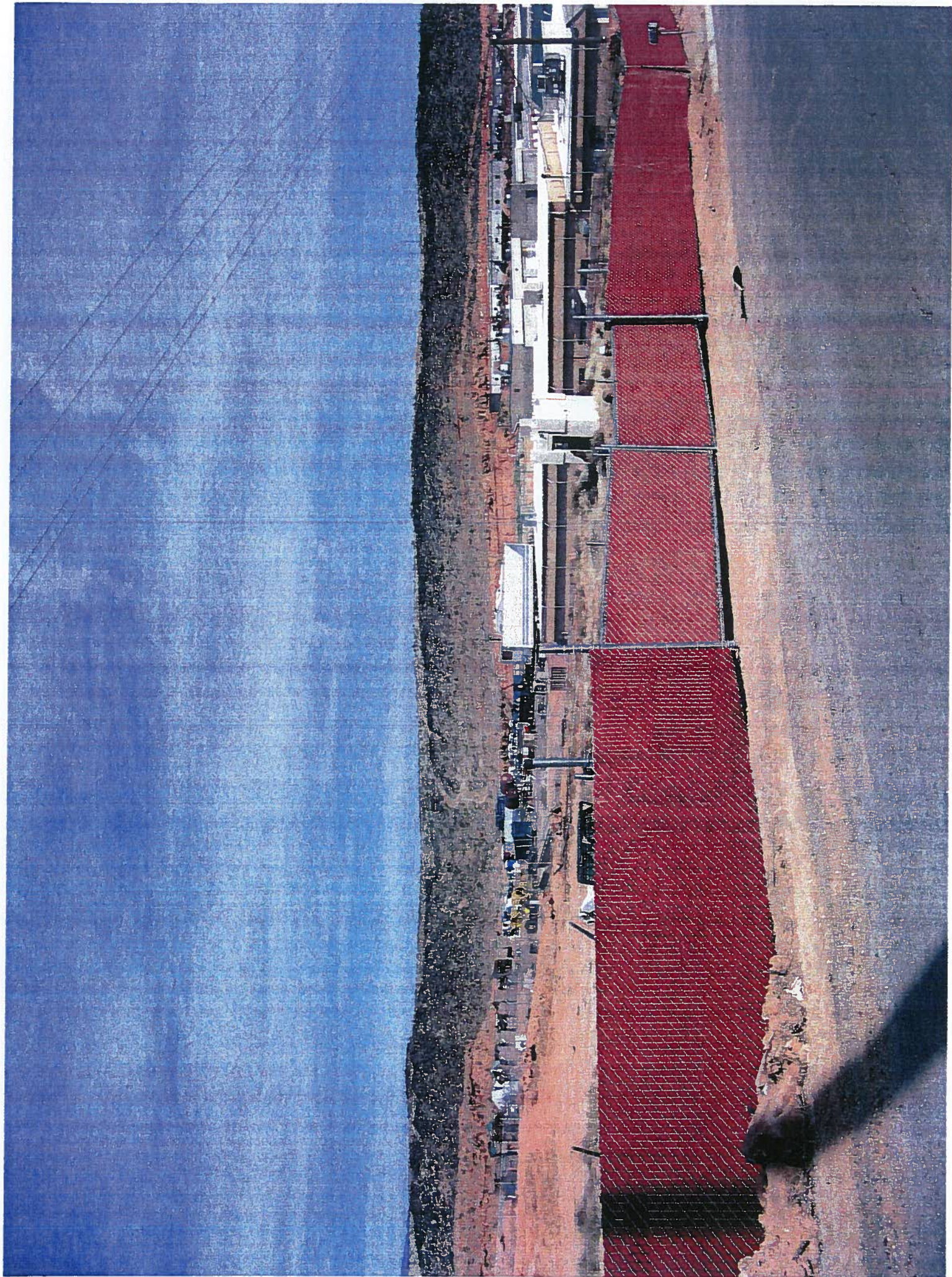
A caretaker will be staying at night's to provide security and deter theft.

(Narrative)

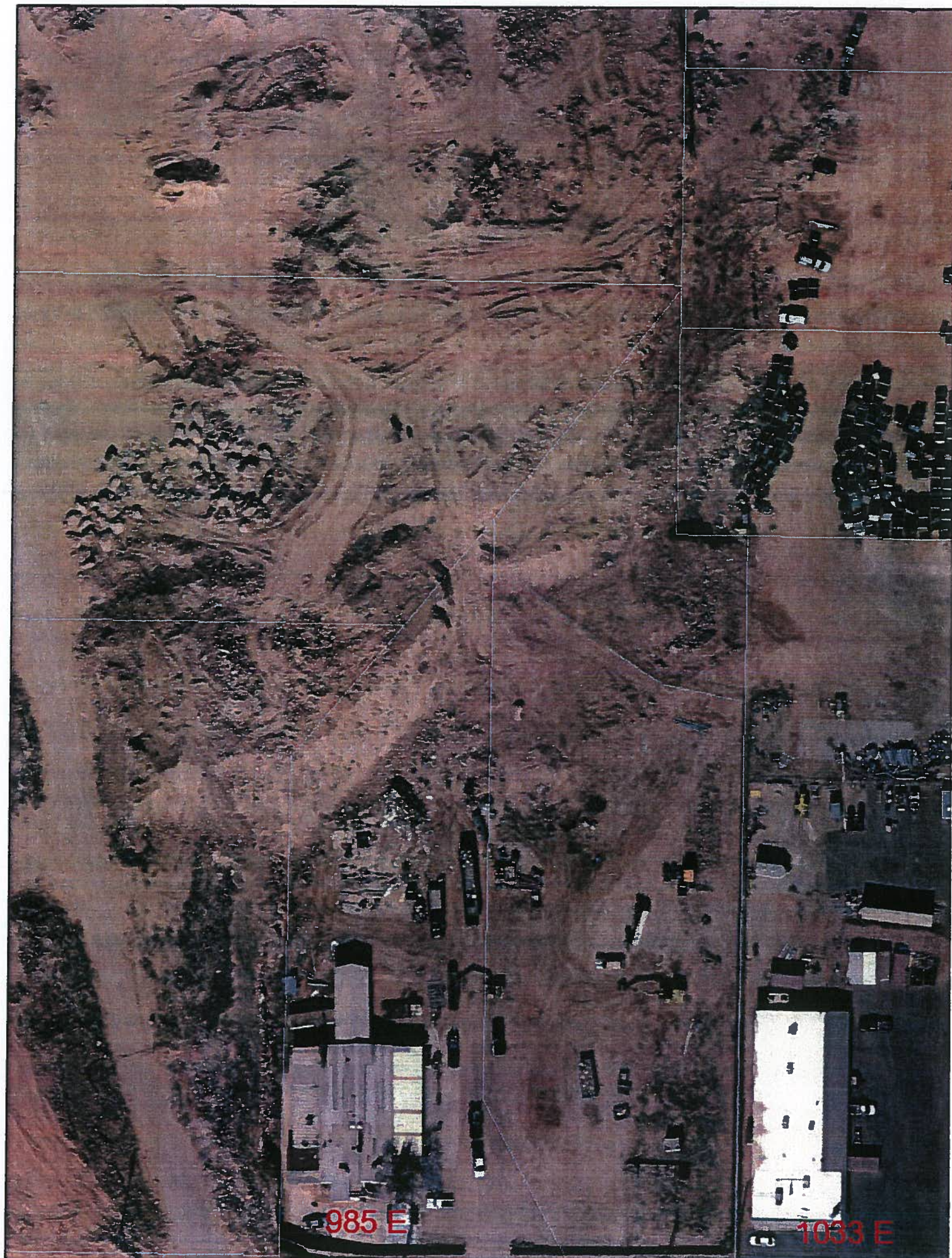








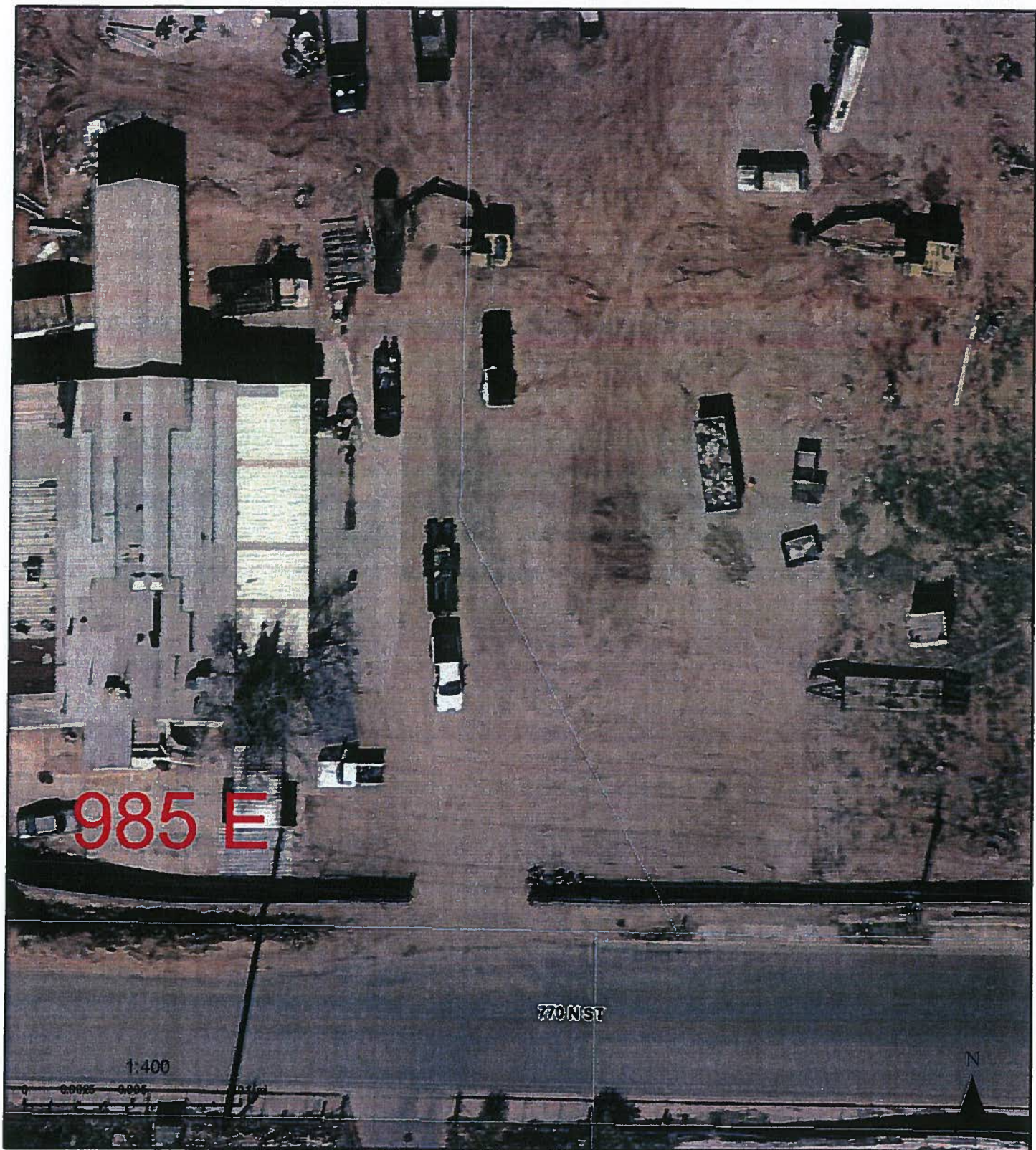




985 E

1033 E





Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 15, 2013



## PCR ITEM 5C

### CUP / Parking - Restaurant

PLANNING COMMISSION AGENDA REPORT:  
CITY COUNCIL MEETING:

06/11/2013  
06/20/2013

#### CONDITIONAL USE PERMIT

##### **Le Cafe**

Case # 2013-CUP-010

**Request:** A conditional use permit for permission to establish a coffee shop and small pastry shop.

**Building:** Existing

**Project Name:** "Le Cafe"

**Owner / Developer:** Ms. Leslie Bosworth

**Zone:** C-4 (Central Business District Commercial Zone)

**General Plan:** COM (Commercial)

**Location:** 3 North Main Street (corner of Main Street and Tabernacle inside of 'Annie's Vintage Garden')

**Ordinance:** Zoning Ordinance Title 10, Chapter 19 "Off Street Parking," Section 10-19-1 reads..."*subject to approval of a conditional use permit, an existing building within the **historic district may be changed to a restaurant** use even though the number of off street parking spaces is non conforming...*"

Per City Zoning Ordinance, Section 10-19-5; restaurants and other establishments where food or beverages are consumed requires a parking ratio of 1:100 (one parking space per each 100 gross square feet). This location is deficient for parking. However, this address is within the downtown historic district and Section 10-19-1 of the City Zoning Ordinance allows the applicant to submit a conditional use permit (CUP) for this area requesting approval even though off street parking is nonconforming subject to review and approval by the City Council.

**Parking:** Section 10-19-5 requires one (1) parking space for each 100 gross square feet of restaurant and other establishments where food or beverage is consumed. Regardless of the square footage, a minimum number of ten (10) spaces are required.

Consideration may be given for the nearby parking structure across the street which has 469 total spaces of which 127 are dedicated to public use.

**Required:** Indoor  
The Zoning Ordinance requires a minimum of ten (spaces). Note that 'if' an area is 1,000 sq. ft. then  $1,000 / 100 = 10$  spaces (minimum). However, in perspective this could be contemplated as  $400/100 = 4$  spaces.

Outdoor  
Restaurant outdoor seating is calculated as one (1) space for each 100 sq. ft. of outdoor seating or one (1) space per four (4) chairs of outdoor seating. The applicant proposes outdoor seating.

Vicinity  
1. Public parking structure east of Main Street  
2. On-street parking

**P.C.:** The Planning Commission recommends approval.

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects if imposed as a condition of approval:

Yes	N/A	Category	Description
Control all noise levels to prevent disturbance of neighbors.		A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
Comply with Local, State, and Federal air quality		B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
Contain all odors to meet city and state standards		C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.

Any exterior materials to be approved by PC & CC		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
		E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.  2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
PC to Discuss traffic as required.		F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
Existing building	X	G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Comply with State standards		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)



May 28, 2013

Summary:

I, Leslie A. Bosworth am proposing to utilize approximately 400 sq. ft. space located inside of Annie's Vintage Garden at 3 North Main Street, St. George, UT 84770. The proposed use of this space will be for a pastry/coffee Shoppe called Le Café.

Le Café will be featuring pastries brought in fresh daily by Grandma Tobler's Bakery. I will also be serving fresh brewed coffee and tea, and eventually light European style sandwiches and salads. I plan to be open for business during the breakfast and lunch hours.

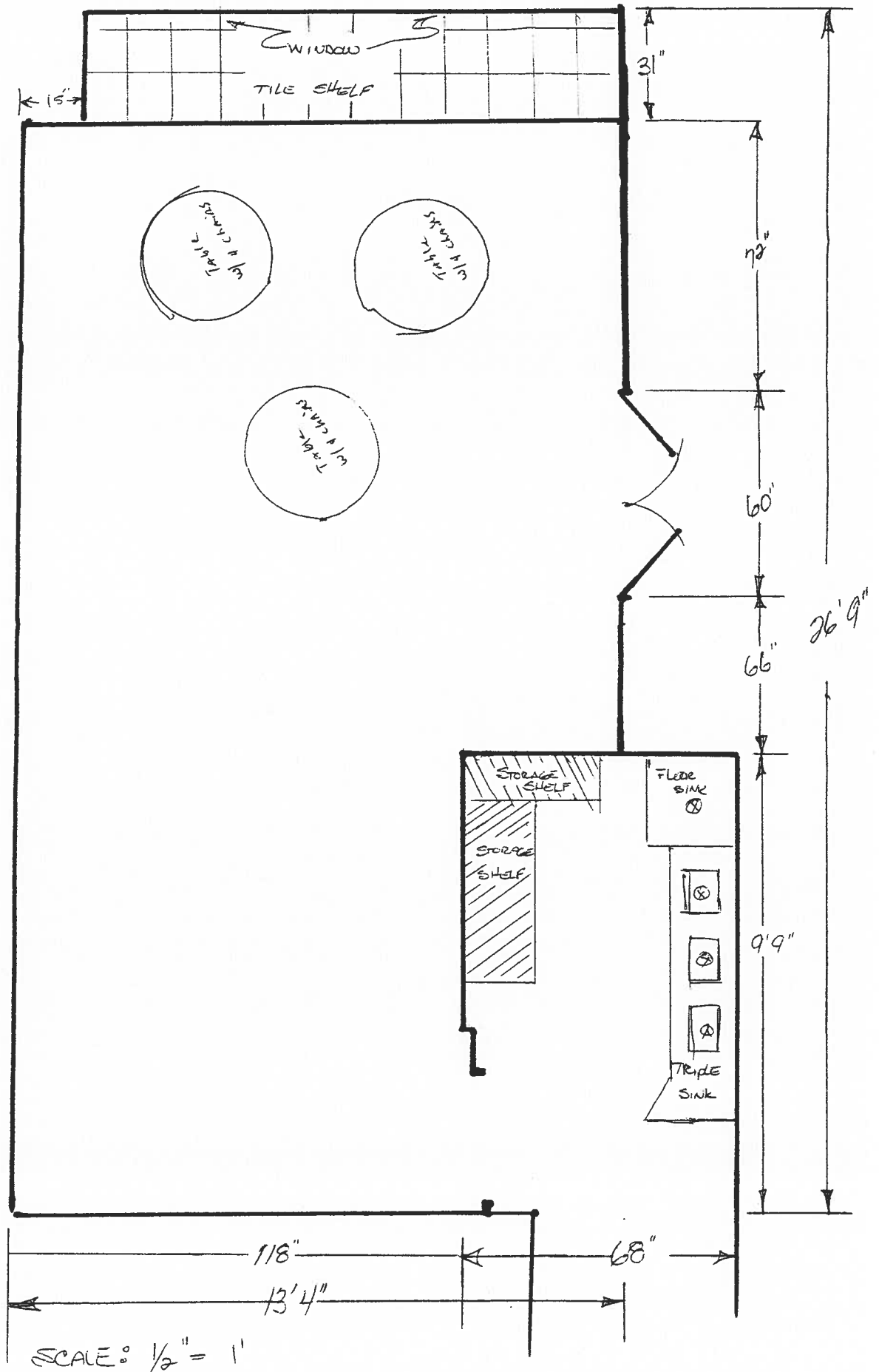
I respectfully request approval of this conditional use permit as I am certain it will be a wonderful enhancement to Annie's Vintage Garden as well as the downtown area.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Leslie A. Bosworth'.

Leslie A. Bosworth

Le Cafe







Google Earth

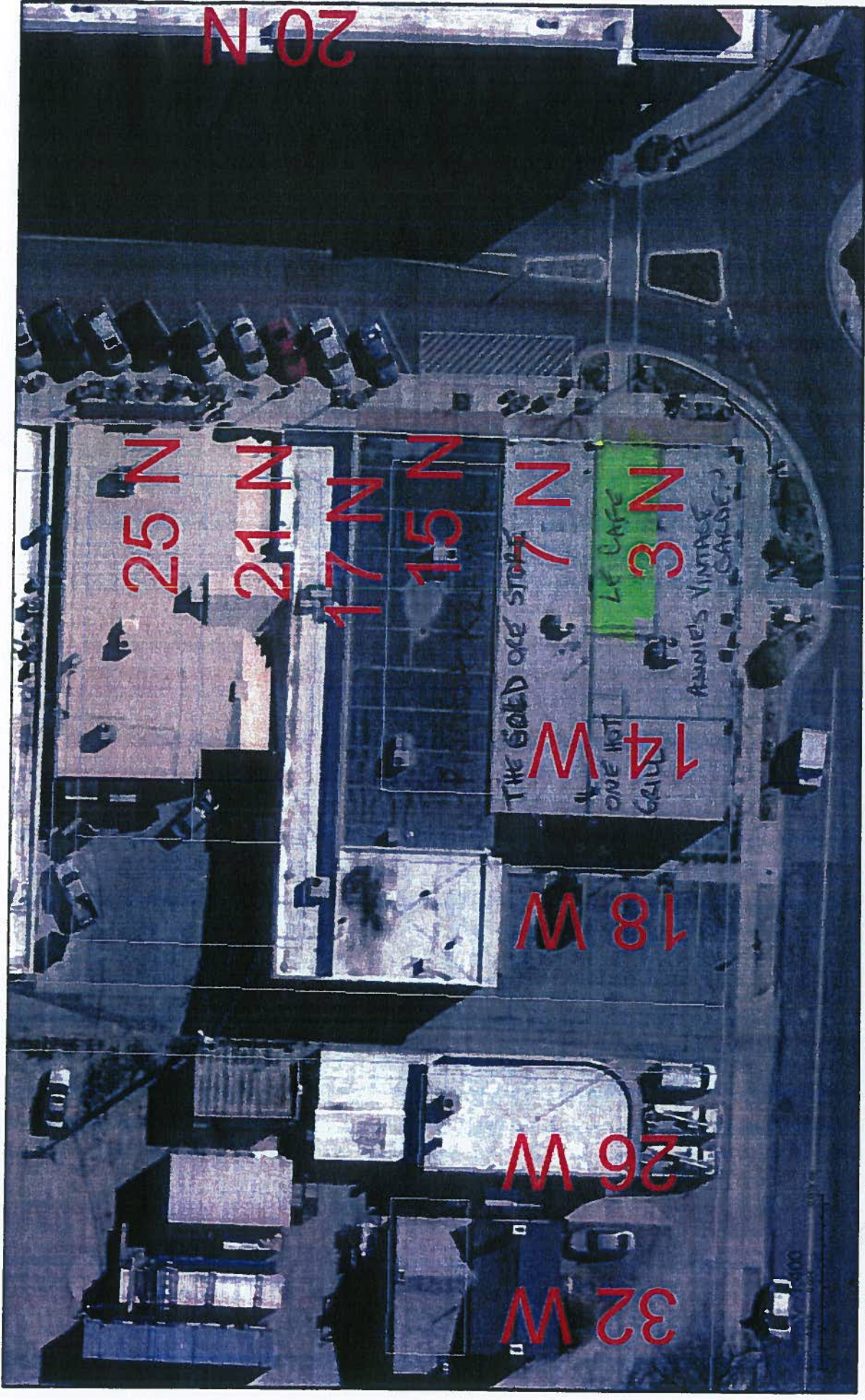
© 2010 Google

Imagery Date: 7/14/2010 19:11

37.011053718 113.250103° W 27.5501



LeCafe  
3 N Main St

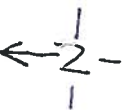


Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 28, 2013

121





SCALE:  $\frac{1}{4}'' = 1'$

## PCR ITEM 5D

### CUP / Garage Height

PLANNING COMMISSION AGENDA REPORT: 05/14/2013  
(Tabled – at applicant’s request)  
PLANNING COMMISSION AGENDA REPORT: 05/28/2013  
CITY COUNCIL MEETING: 06/06/2013 (Tabled)  
CITY COUNCIL MEETING: 06/20/2013

#### CONDITIONAL USE PERMIT

**Case No. 2013-CUP-008**

**Request:** To construct a detached residential garage. The height will exceed the allowable building height of fifteen feet (15'), unless a conditional use permit is granted for a greater height.

**Property:** The subject residence is at: 538 Los Alamitos Drive

**Applicant:** Mr. Charles James  
538 Los Alamitos Drive  
St. George, Utah 84790

**Zoning:** R-1-10 (Single-Family Residential – 10,000 s.f. minimum lot size)

**Ordinance:** The Title 10, Chapter 7B “Modifying Regulations,” Section 10-7B-6(B)(7) reads: *“Detached Garages and accessory building shall be limited to an overall height of fifteen feet (15') for pitched roofs...unless a Conditional Use Permit is granted for a greater height”*. The structure will be ~~± twenty feet (20')~~ sixteen feet, six inches (16'-6”) in height, thus necessitating the purpose of this conditional use permit request.

**Adj. Land:** Single-family residences

**P.C.** At the Planning Commission meeting the applicant responded to concerns of other residents regarding setbacks and height and volunteered to downsize the garage in both height and square footage. At the City Council revised plans are anticipated to be presented. Basically the height will be reduced to approximately 16'-6” (instead of 20') and the garage will become a three (3) car (not four (4) as originally proposed). As a result, the applicant is hoping to still obtain approval for five foot (5') setbacks at the rear and side yard.

The following are the suggested conditions and findings.

1. **Location:** The proposed ~~four~~ three car detached garage will be located in the rear yard thirty-one feet (31') from the main dwelling and five feet (5') from the side and rear property lines.

2. **Easements;** The proposed structure will encroach onto City easements and will require a JUC (Joint Utilities Committee) review prior to construction.
3. **BACC;** Mr. James has discussed the plans with the Bloomington Architectural Control Committee (BACC). Staff has spoken with Mr. Kruger of the BACC and he indicated that their approval of the proposed structure is contingent on approval from the City Council. He recommended to Mr. James that the exterior finish materials match the existing home.
4. **Narrative;** The applicant has provided a short narrative (see attached).
5. **Exterior Finish;** Mr. James has indicated in his narrative that the detached garage will have similar finishes as the existing home and colors even though the plans do not indicate those finishes.
6. **GIS – SF;** Staff has verified in GIS that the rear yard has 10,041 sq.ft. The proposed garage will be ~~2,160~~ sq.ft. 1536 sq. ft. in area. This results in  $\pm 24\%$   $\pm 15\%$  rear lot coverage.
7. **Setbacks;** Originally staff recommended the setbacks be ten feet (10') and not the five feet (5') requested by the applicant. This was recommended as a result of neighbors concern over the size the structure, however if the height and size is reduced to the satisfaction of the planning commission recommendation the setbacks of five feet (5') are satisfactory to Staff.
8. **Comments;** Based on the applicant's redesign of the proposed project to comply with the Planning Commission's recommendations, **Staff recommends approval of the project, with the setbacks as noted on the submitted site plan.**

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust



			beyond the property line.
	N/A	C. Odors	<ol style="list-style-type: none"> <li>1. Comply with all air quality standards, state, federal and local.</li> <li>2. Use shall not create unusual or obnoxious odors beyond the property line.</li> </ol>
The garage will have similar finish materials as the existing home as per the applicant's narrative.		D. Aesthetics	<ol style="list-style-type: none"> <li>1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.</li> </ol>
	N/A	E. Safety	<ol style="list-style-type: none"> <li>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.</li> <li>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</li> </ol>
	N/A	F. Traffic	<ol style="list-style-type: none"> <li>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</li> <li>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</li> </ol>
The detached garage will be approximately 20' feet in height.		G. Height	<ol style="list-style-type: none"> <li>1. Buildings shall fit into the overall context of the surrounding area.</li> <li>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</li> </ol>
	N/A	H. Hours of Operation	<ol style="list-style-type: none"> <li>1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.</li> </ol>

	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
A detached garage is within the existing character of the zone. A garage of this height is not unusual for this zone; however, the size (2,160 s.f.) generally may not be within the character of the zone, but it may be within the character of the subdivision (Bloomington Ranches).		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

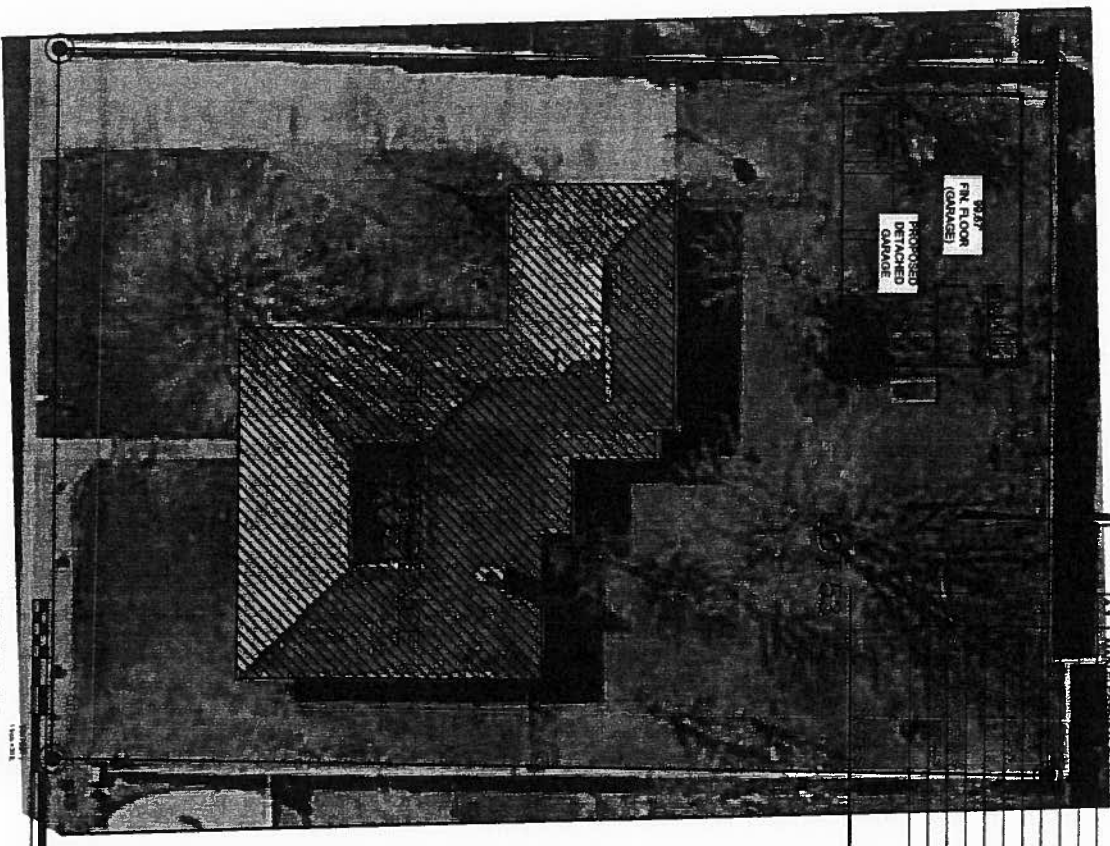
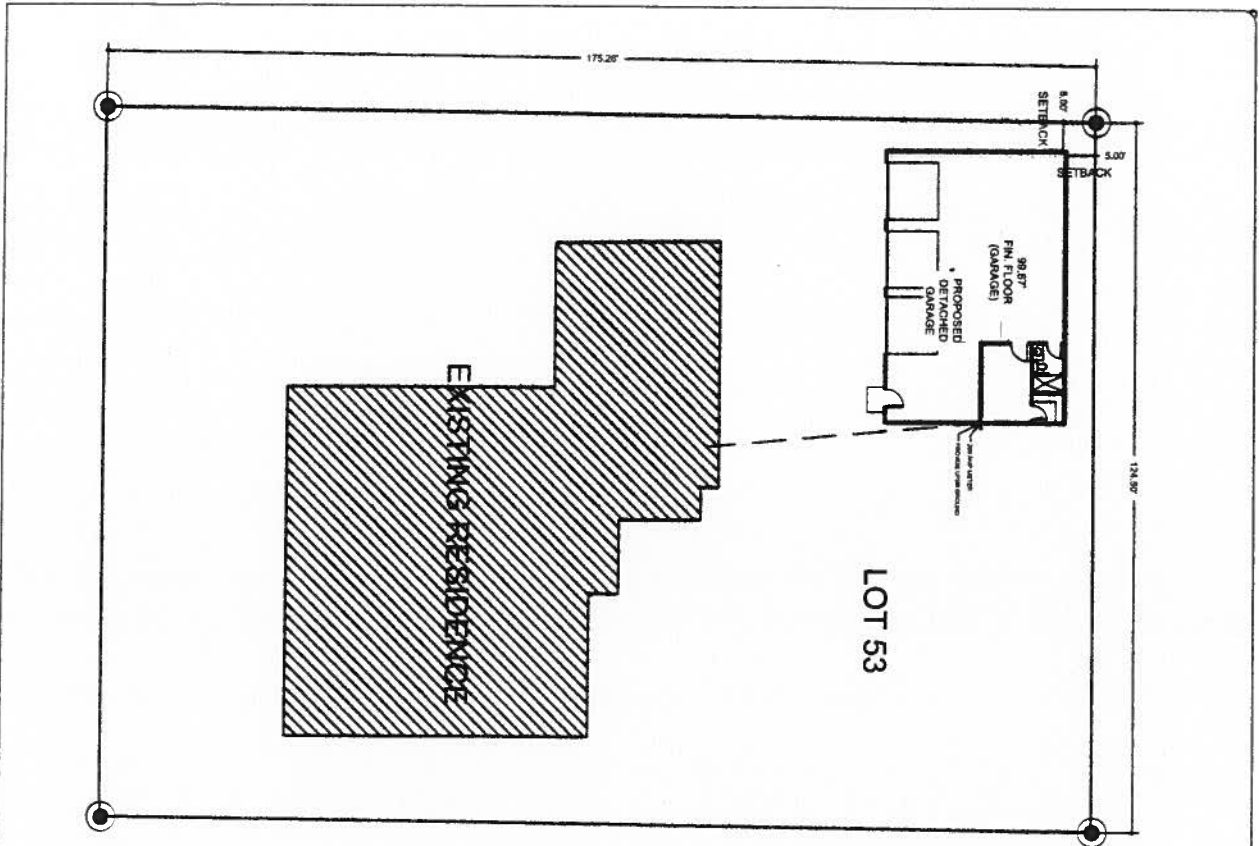


## James Residence - 538 W. Los Alamos

Made by the City of St. George GIS Department  
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 7, 2013





SITE PLAN

SCALE: 1" = 50'-0"

PLAN INDEX	
C.0	SITE PLAN
A.1	ELEVATIONS
A.2	FLOOR PLAN

SHEET C.0

SITE PLAN  
 DESIGN INC.  
 - 435-668-7358 -

BLOOMINGTON LOT 53  
 JAMES DETACHED GARAGE

REV	BY	DATE	COMMENT
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2			
3			
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5			
6			
7			
8			
9			
10			

PLAN JGAR

PLAN INDEX	
C.0	SITE PLAN
A.1	ELEVATIONS
A.2	FLOOR PLAN
A.3	MAIN ELECTRICAL PLAN
A.4	
A.5	
S.1	SHEAR WALL PLAN
S.2	FOUNDATION PLAN
S.3	ROOF FRAMING PLAN
S.4	
S.5	
S.10	STRUCTURAL DETAILS
S.20	STRUCTURAL DETAILS



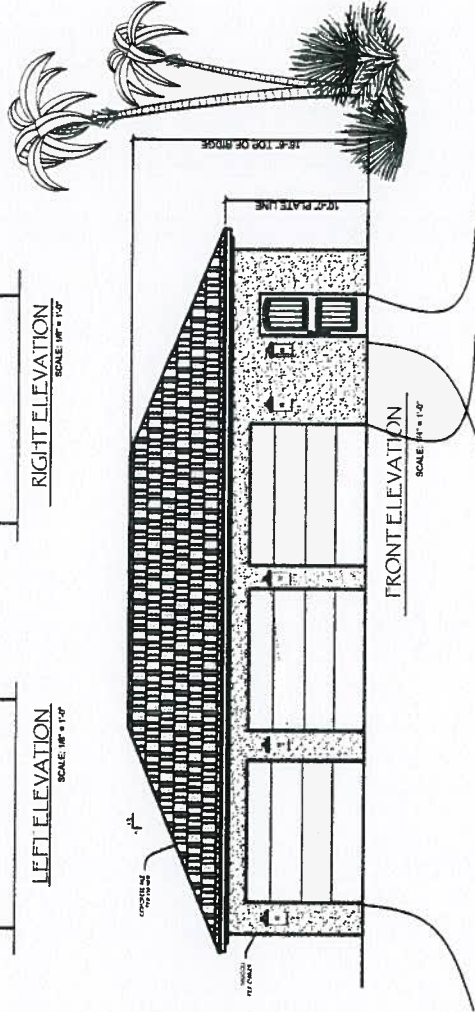
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



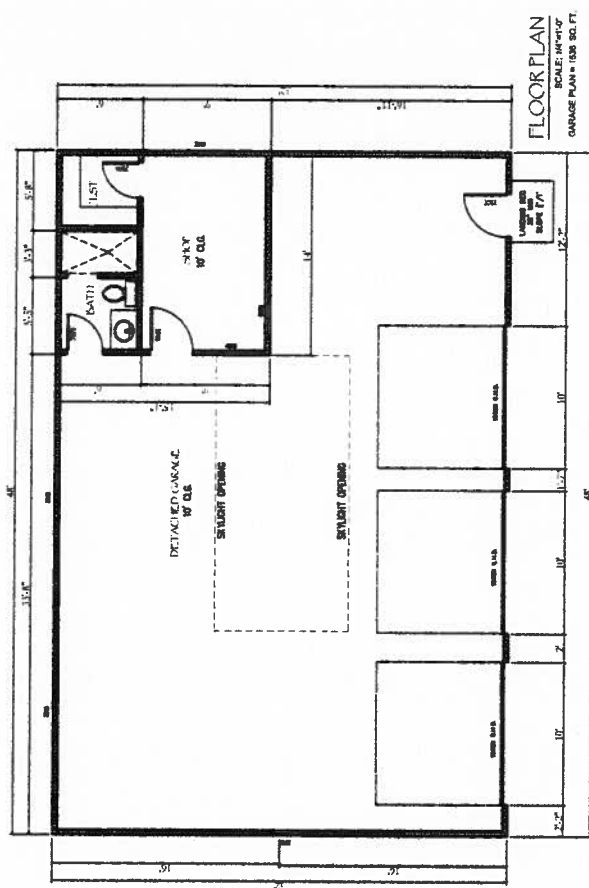
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
GARAGE PLAN = 1536 SQ. FT.



## Narrative

Here's the plan. We would like to build a large garage (4 car + shop) in the rear of our home for the purpose of housing our cars and working on cars and doing fine art (I am an artist) It will not be used for any commercial purposes and we hope to make it appear similar to the existing home. This means using a similar color brick veneer as well as some plastered areas. The top of the roof will be just shy of 20' high. It is a one story structure and only takes up about 20% of the back yard area. Please call me if you have further questions. Thanks. C. James  
801-2090725

## PCR ITEM 6A

### Car Dealership

PLANNING COMMISSION AGENDA REPORT: 05/28/2013  
CITY COUNCIL MEETING: 06/06/2013 (Tabled by applicant)  
CITY COUNCIL MEETING: 06/20/2013

Steven Wade Nissan  
2013-BDCSP-003

**Request:** To develop a car dealership on the recently vacated roadway (60 ft R.O.W.) 1700 South Street and adjacent property.

**Reference:** The City Council approved the vacation of 1700 South Street between Hilton Drive and Black Hills Drive at the May 16<sup>th</sup> City Council Meeting (agenda items #3D & 4D)

**Project Name:** Nissan Dealership

**Owner / Developer:** Mr. Steven Wade  
150 W Hilton Drive  
St George, Utah 84770

**Representative(s):** Mr. Reid Poe, Pope Engineering  
1240 E 100 S Suite 15-B  
St George, Utah 84770  
  
Mr. Bill Western, Architect  
1253 Marigold Way Street  
St George, Utah 84790

**Zone:** PD-COM (Planned Development Commercial)

**Vicinity (Zoning):** The site is surrounded by PD-C zoning to the north, east, and south.

**General Plan:** COM (Commercial)

**Narrative (PD Text):** The applicant has provided a narrative (see attached).

**Location:** Located on recently vacated 1700 South Street.

**Building Area:** The proposed building pad would be 12,573 sq. ft. and would include a 7,039 sq. ft. service area.

<b>Height:</b>	The height would be 24'-6" (single story).
<b>Ordinance:</b>	Regarding a BDCSP; Chapter 8 "Planned Development Zone" Section 10-8-3(C) requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board for property proposed to be developed within a PD zone.
<b>Access:</b>	Access is by Hilton Drive.
<b>Setbacks (Required):</b>	Front = 25 ft., Side = 10 ft. Street side = 25 ft., and rear = 10 ft.
<b>Setbacks (Proposed):</b>	<p>Setbacks will be verified by staff during the civil plan check. The preliminary site plan indicates that the proposed building will meet and exceed requirements.</p> <p>The preliminary setbacks are; front = approx. 150 ft, side (north) = N/A, side (south) = N/A, and rear = N/A.</p>
<b>Materials:</b>	Color photos of the proposed building and its colors and materials are provided.
<b>Parking:</b>	One (1) customer parking space shall be provided for every seven (7) display vehicles plus two (2) spaces for management.
<b>Landscaping:</b>	The front of the site shall be landscaped to match the existing landscaping along Hilton Drive.
<b>Lighting:</b>	The site shall be designed to be "dark sky" friendly and avoid any light pollution to neighbors. A photometric plan will be requested during the site plan review process.
<b>P.C.:</b>	<p>The Planning Commission recommends approval with the following suggested conditions;</p> <ol style="list-style-type: none"><li>1. Approval is recommended for an approximately 12,573 sq. ft. single story car dealership building as presented on May 28, 2013 to the Planning Commission.</li><li>2. Parking to be verified by staff during plan check to meet ordinance.</li><li>3. The architectural theme, colors, and materials are recommended for approval as were presented on May 28, 2013.</li></ol>



4. A SPR (Site Plan Review) application shall be submitted along with the required civil engineering plan sets to the Community Development Department for plan checking and processing.
5. The site shall be designed with “dark sky” friendly lighting and will avoid any light pollution to the neighbors. A photometric plan shall be provided along with the SPR application in the civil engineering plan set.



## **L.R. Pope Engineering, Inc.**

1240 East 100 South #15B • St. George, Utah 84790 • (435) 628-1676 • (435) 628-1788 Fax

**To: St. George City Community Development**  
**From: L.R. Pope Engineering**  
**Date: April 9, 2013**  
**Re: Stephen Wade Nissan Building Written Text**

The Stephen Wade Auto Center is planning on building a smaller Nissan Dealership Building in the vacated street area of 1700 South just north of the existing Nissan Building. The colors and materials are going to be the same as the existing building which is going to be remodeled into a future Chrysler Dealership after the completion of the new Nissan Building. The Toyota building is going to be added onto and remodel for a new Chevrolet Dealership and the Toyota Dealership will move into the existing new Chevrolet Dealership. With the elimination of the public street all of the Stephen Wade Dealerships will be together to form an auto mall area.

L. Ried Pope, PE  
Project Engineering







CONSULTANTS



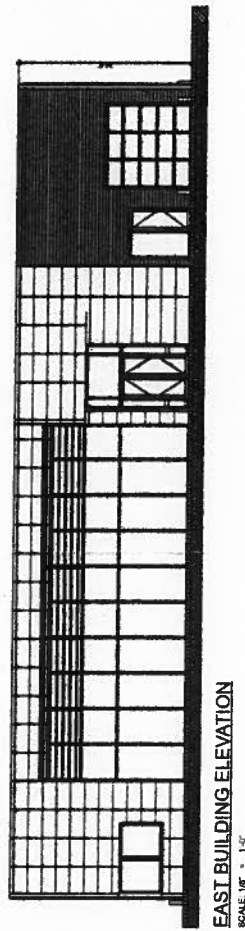
Stephen Wade  
New Nissan  
Auto Dealership  
1700 South Hillman Drive  
St. George, Utah 84770  
Stephen Wade Auto Center  
150 West Hillman Drive  
St. George, Utah 84770

DATE	DESCRIPTION
4/8/2013	PROJECT NO. 130200
DESIGNED BY: MLL	
CHECKED BY: WILLIAM D. WESTERN	
COPY RIGHT	

DATE	DESCRIPTION
4/8/2013	PROJECT NO. 130200
DESIGNED BY: MLL	
CHECKED BY: WILLIAM D. WESTERN	
COPY RIGHT	

SHEET TITLE  
EXTERIOR BUILDING  
ELEVATIONS

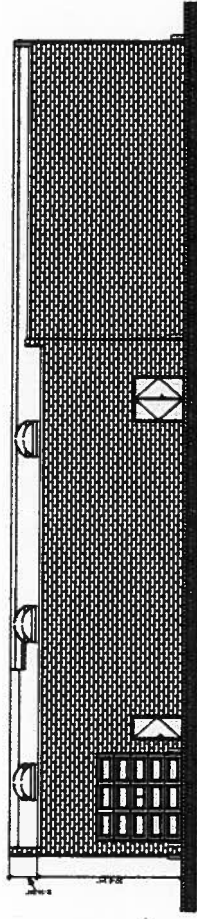
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SHEET 5  
OF 6



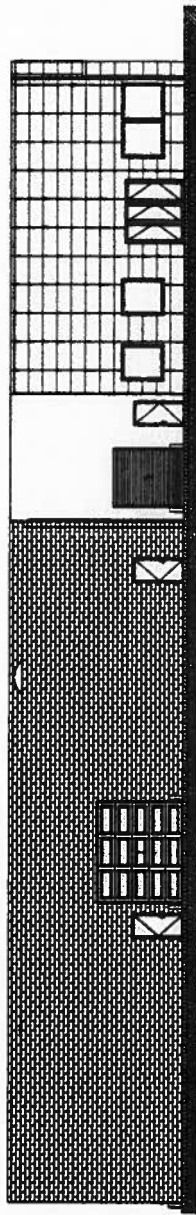
EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



## Generator



- Note:**  
Refer to key plan on page 7.8  
for designated location

facility evaluation
conceptual design
project scope and schedule

**Stephen Wade Auto Center - St. George, Utah**

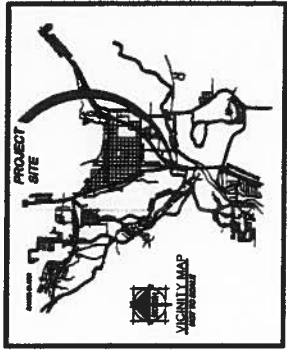
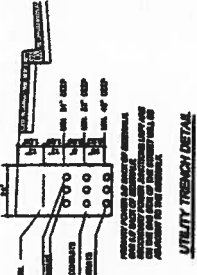
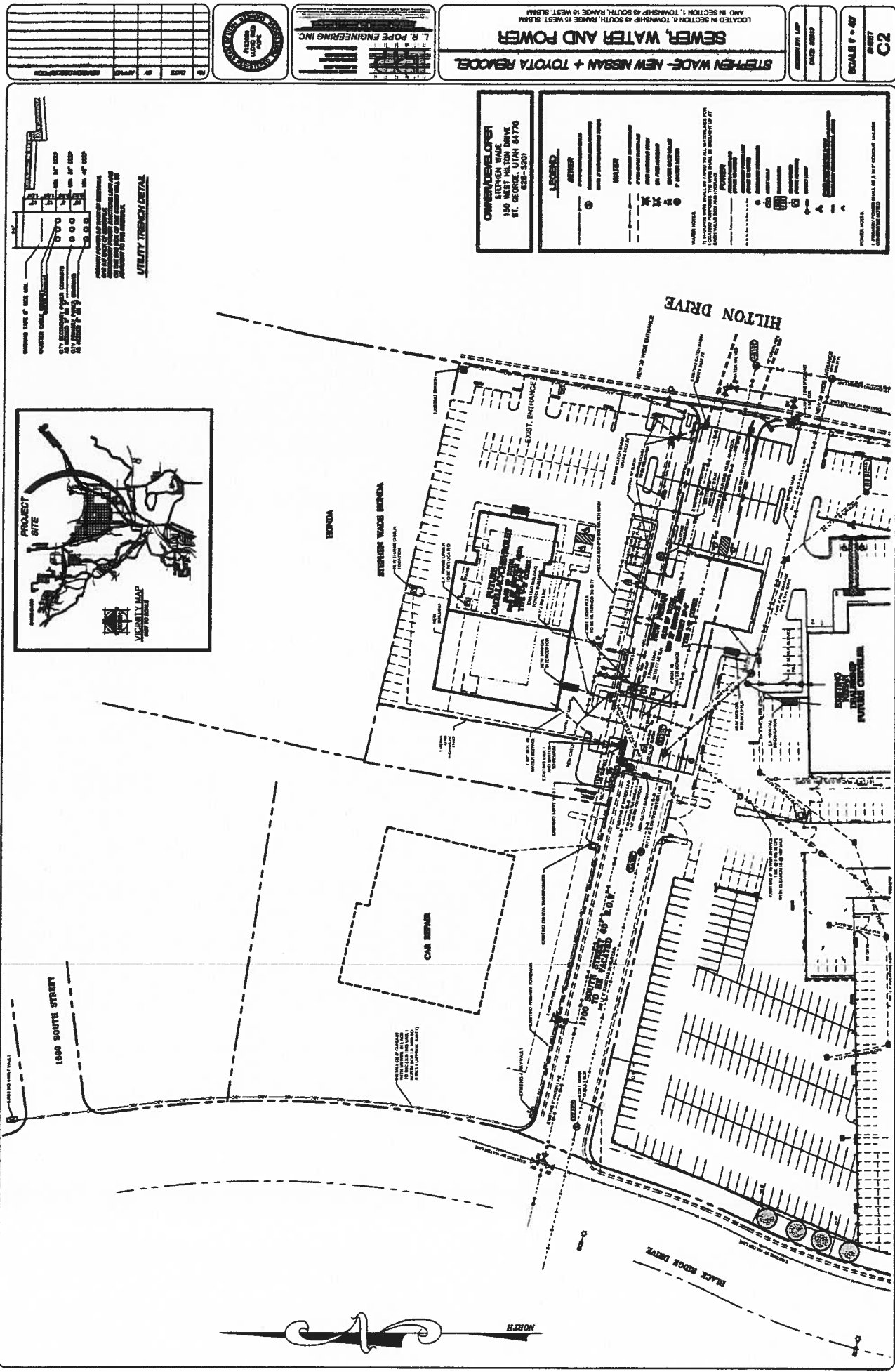
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

<b>asset description:</b>	<b>exterior schedule and finishes</b>					
<b>issue date</b>	n.a.	n.a.	scale:	n.a.	Sheet No.	S2.1
<b>drawn by:</b>	n.a.	n.a.	status:	n.a.		
			template:	V20a_130208		
			checked by:	n.a.		









**OWNER/DEVELOPER**  
STEPHEN WADE - NEW NISSAN + TOYOTA REMODEL  
150 WEST HILTON DRIVE  
ST. GEORGE, UTAH 84770  
628-5201

**LEGEND**

- SEWER
- WATER
- STREET
- PROPERTY LINE
- EXISTING BUILDING
- NEW BUILDING
- EXISTING DRIVE
- NEW DRIVE
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING CURB
- NEW CURB
- EXISTING LANDSCAPE
- NEW LANDSCAPE
- EXISTING FENCE
- NEW FENCE
- EXISTING SIGN
- NEW SIGN
- EXISTING LIGHT
- NEW LIGHT
- EXISTING UTILITY
- NEW UTILITY
- EXISTING ERECTOR
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- EXISTING CONCRETE
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- EXISTING ASPHALT
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- EXISTING GRAVEL
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- EXISTING SOIL
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- EXISTING TREE
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- EXISTING SHrub
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- NEW ROCK
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- NEW SAND

**PROPOSED HOTEL**  
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100. EXISTING HOTEL

**C2**

**SCALE 1" = 40'**

**DATE 10/1/01**

**DESIGNED BY L.P.**

**DRAWN BY L.P.**

**STEPHEN WADE - NEW NISSAN + TOYOTA REMODEL**

**SEWER, WATER AND POWER**

LOCATED IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 18 WEST, BLK 10  
AND IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 18 WEST, BLK 10

**L. R. POPE ENGINEERING INC.**

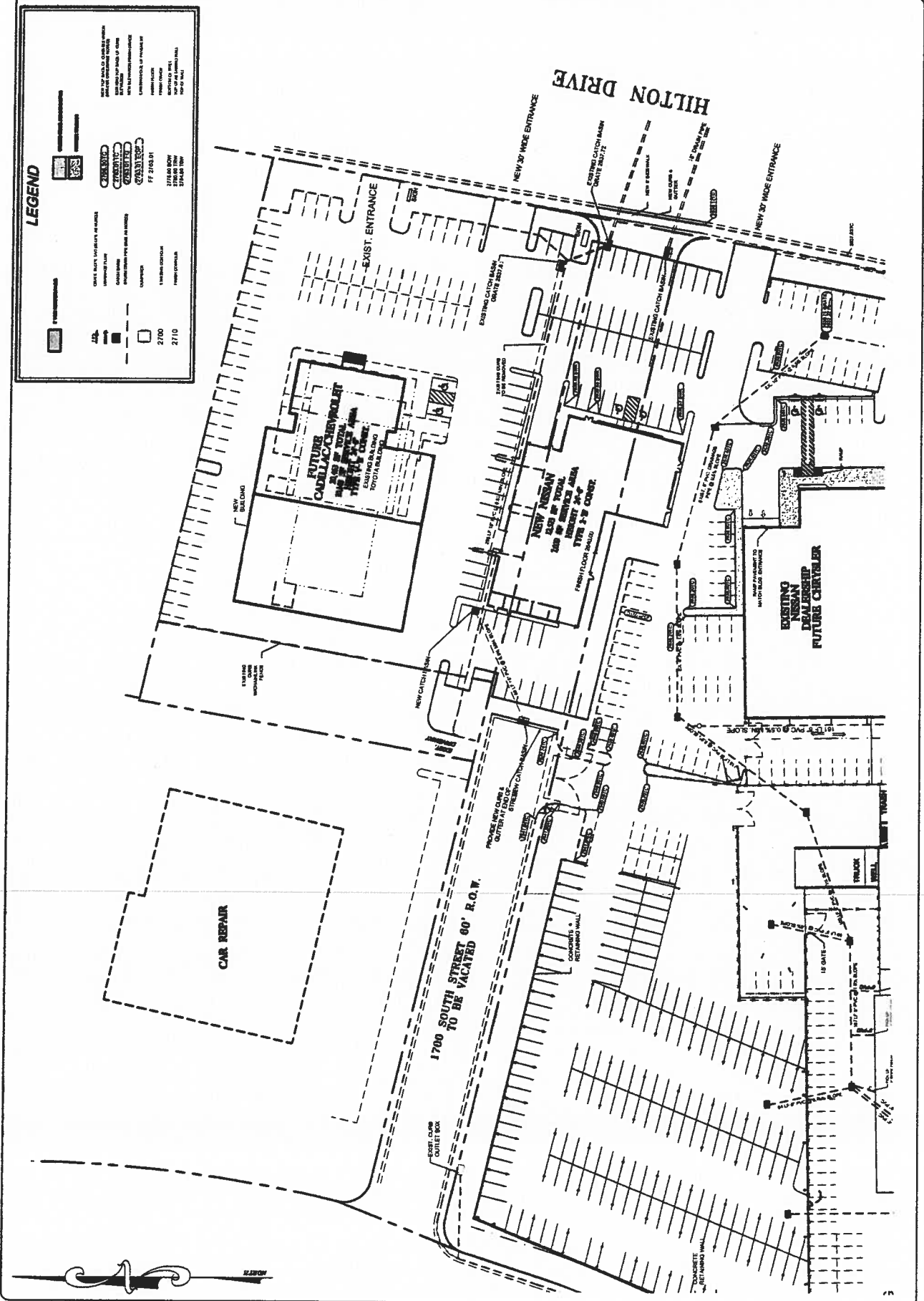
150 WEST HILTON DRIVE  
ST. GEORGE, UTAH 84770  
628-5201

**ASBESTOS**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ASBESTOS ABATEMENT ACT AND THE ASBESTOS ABATEMENT REGULATIONS.

NO.	DATE	BY	APPROVED
1	10/1/01	L.P.	
2	10/1/01	L.P.	
3	10/1/01	L.P.	
4	10/1/01	L.P.	
5	10/1/01	L.P.	
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9	10/1/01	L.P.	
10	10/1/01	L.P.	



[illegible]

DATE	10/10/00
BY	ALP
CHECKED	ALP
APPROVED	ALP
SCALE	1" = 30'
SHEET	C6



**LANDSCAPING PLAN**  
**STEPHEN WADE - NEW NISSAN + TOYOTA REMODEL**  
LOCATED IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.16M  
AND IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.16M

**SCALE 1" = 30'**  
**SHEET C6**

**LANDSCAPE LEGEND**

DESERT LANDSCAPE AREA (ROCK MULCH)

PROVIDE AT LEAST 60% OF THE LANDSCAPING WITH GREEN PLANT MATERIAL

RAYWOOD ASH 2" CALIBER TREES TYPICAL

60' LF FRONTAGE / 40' O.C. 16 TREES REQ'D

VARIETY OF DESERT FLOWERING PLANTS

VARIETY OF SHRUBS

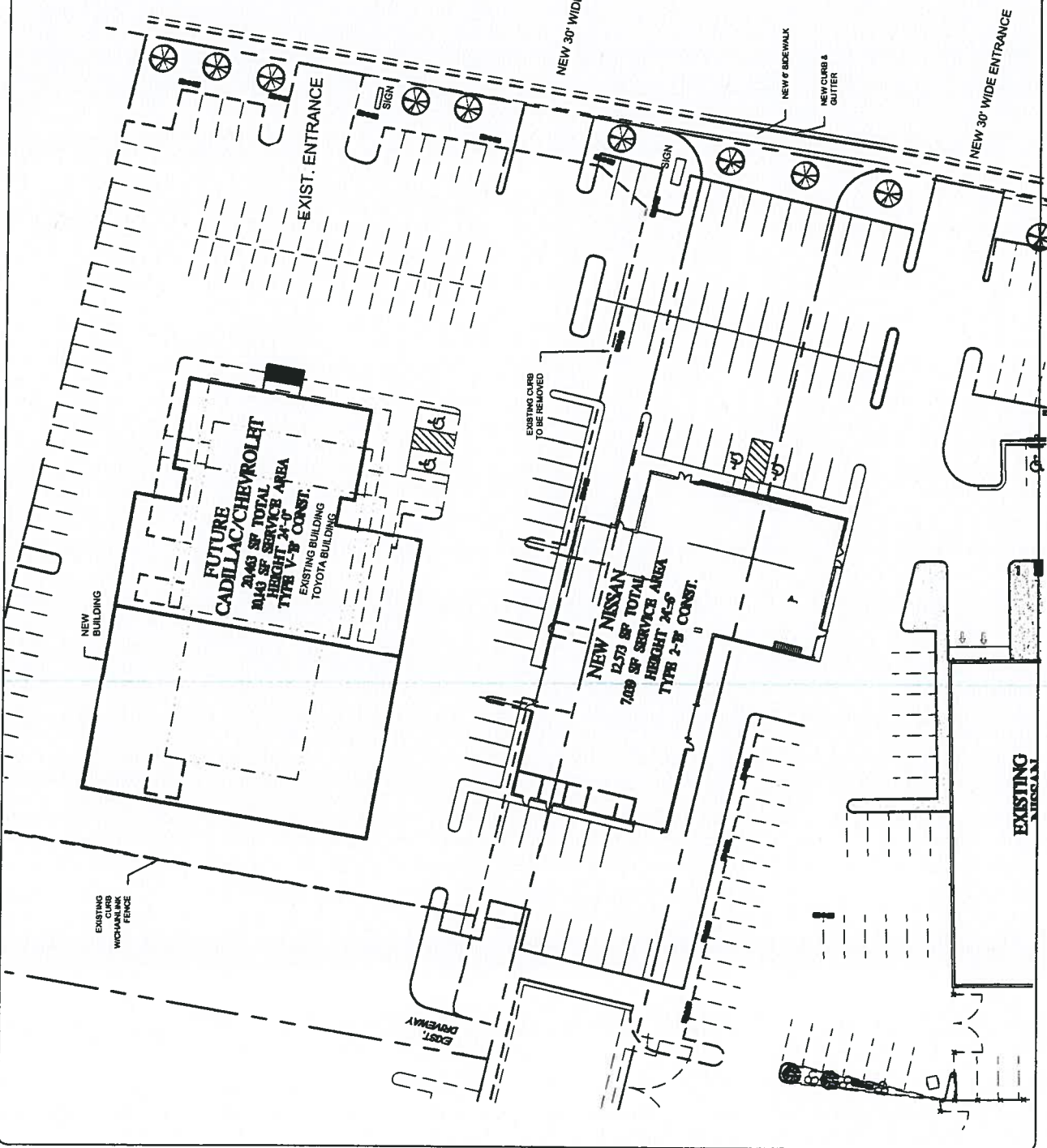
MATCHING EXISTING LANDSCAPING

2" & 4" BOLLARDS TO BE PLACED RANDOMLY AMONG LANDSCAPING AREAS AND 10' MINIMUM FROM BACK OF CURB.

ALL VEGETATION TO BE IRRIGATED BY LOW PRESSURE Drip SYSTEM.

ALL LANDSCAPE AREAS TO BE ROCK MULCH 2" MIN. DEPTH OVER DEWITT WEED FABRIC.

NOTE: LANDSCAPING TO MATCH EXISTING



## PCR ITEM 6B

### Car Dealership-Remodel

PLANNING COMMISSION AGENDA REPORT:

05/28/2013

CITY COUNCIL MEETING:

06/06/2013 (Tabled by applicant)

CITY COUNCIL MEETING:

06/20/2013

Steven Wade Nissan

2013-BDCSP-005

**Request:** To remodel the existing Toyota car dealership into a Chevrolet / Cadillac dealership.

**Project:** The project consists of remodeling the existing dealership showroom area and expanding it to enclose the existing overhang on the east side of the building. The remodeled building will not expand past the existing front setback. The design includes removing 3,700 square feet service area and adding a 10,400 square foot service area. The remodeled facility will also include a new 1,500 square foot service drive. The original building is approximately 9,000 square feet. The remodeled building would be 20,400 square feet.

**Materials:** The existing building finishes include stucco and glass at the showroom area and concrete block for service area. The remodeled facility will be glass and A.M.C. panels with a painted concrete block service area.

**Owner / Developer:** Mr. Steven Wade  
150 W Hilton Drive  
St George, Utah 84770

**Representative(s):** Mr. Reid Pope, Pope Engineering  
1240 E 100 S Suite 15-B  
St George, Utah 84770

Mr. Bill Western, Architect  
1253 Marigold Way Street  
St George, Utah 84790

**Zone:** PD-COM (Planned Development Commercial)

**Vicinity (Zoning):** The site is surrounded by PD-C zoning to the north, east, and south.

<b>General Plan:</b>	COM (Commercial)
<b>Narrative (PD Text):</b>	The applicant has provided a narrative (see attached).
<b>Location:</b>	Approximately 1700 South Hilton Drive.
<b>Building Area:</b>	Proposed to remodel to 20,400 square feet.
<b>Height:</b>	The existing height is 26' (single story). Blue arch is 28 ft.
<b>Ordinance:</b>	Regarding a BDCSP; Chapter 8 "Planned Development Zone" Section 10-8-3(C) requires the submittal of a colored site development plan, a written text, colored elevations, a colored rendering, and a color and materials sample board for property proposed to be developed within a PD zone.
<b>Access:</b>	Access is by Hilton Drive.
<b>Setbacks (Required):</b>	Front = 25 ft., Side = 10 ft. Street side = 25 ft., and rear = 10 ft.
<b>Setbacks (Proposed):</b>	<p>Setbacks will be verified by staff during the civil plan check. The preliminary site plan indicates that the proposed building will meet and exceed requirements.</p> <p>The preliminary setbacks are; front (East) = approx. 140 ft, side, side (North) = 42 ft., side (South) = 75 ft., and rear (West) = 84 ft.</p>
<b>Materials:</b>	Color photos of the proposed building and its colors and materials are provided.
<b>Parking:</b>	One (1) customer parking space shall be provided for every seven (7) display vehicles plus two (2) spaces for management.
<b>Landscaping:</b>	The front of the site shall be landscaped to match the existing landscaping along Hilton Drive.
<b>Lighting:</b>	The site shall be designed to be "dark sky" friendly and avoid any light pollution to neighbors. A photometric plan will be requested during the site plan review process.
<b>P.C.:</b>	<p>The Planning Commission recommends approval with the following suggested conditions;</p> <ol style="list-style-type: none"><li>1. Approval is recommended for an approximately 20,400 sq. ft. single story car dealership building remodel and addition as presented on May 28, 2013 to the Planning Commission.</li></ol>



2. Parking to be verified by staff during plan check to meet ordinance.
3. The architectural theme, colors, and materials are recommended for approval as were presented on May 28, 2013.
4. A SPR (Site Plan Review) application shall be submitted along with the required civil engineering plan sets to the Community Development Department for plan checking and processing.
5. The site shall be designed with "dark sky" friendly lighting and will avoid any light pollution to the neighbors. A photometric plan shall be provided along with the SPR application in the civil engineering plan set.



May 20, 2013  
City of St. George  
City Council  
Planning Commission

**Stephen Wade Dealership project narrative in regards to remodeling and enlarging the existing Toyota Auto Dealership to a Chevrolet/Cadillac Dealership**

It is the intent of Stephen Wade Auto Group to remodel the existing Toyota Auto Dealership located at 1700 South Hilton Drive to a Chevrolet/Cadillac Auto Dealership. The project consists of remodeling the showroom area and expanding it to enclose the existing overhang on the East side of the building. The remodeled building will not encroach into the front set back any more than the existing building. The design of the project includes removing the rear 3,700 SF service area and adding a 10,400 SF service area. The remodeled facility will also include a new 1,500 SF service drive. The original building is just over 9,000 SF. the remodeled building will be approximately 20,400 SF. The existing building finishes include stucco and glass at the showroom area and concrete block for the service area. The remodeled facility will be glass and A.M.C. panels, with a painted concrete block service area.



EXISTING



**Stephen Wade  
Remodeled and  
Added the  
Existing Toyota to a  
Chevrolet/Cadillac  
Dealership**

**1700 South Hilton Drive  
St. George, Utah 84770**

**Stephen Wade Auto Center  
150 West Hilton Drive  
St. George, Utah 84770**

[illegible]

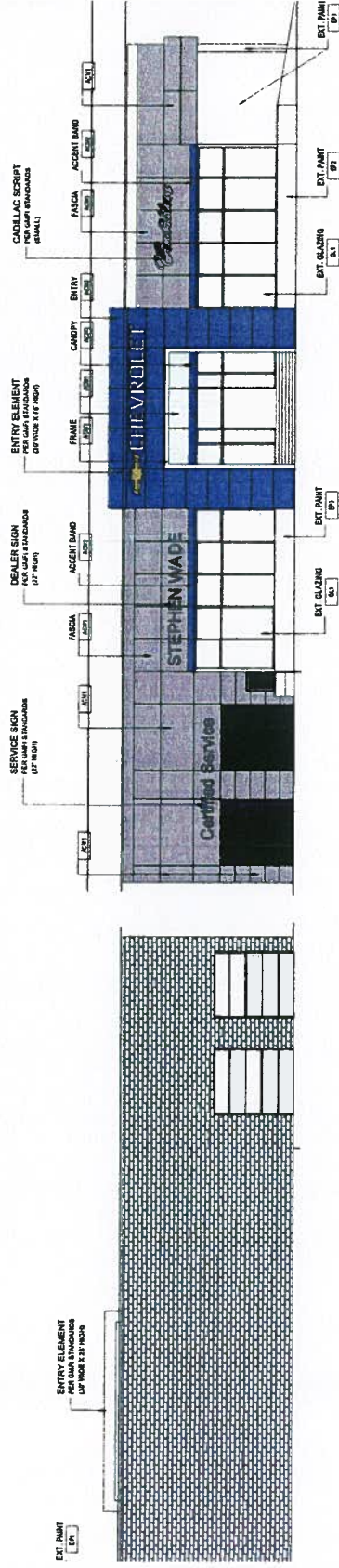
DATE: 5/17/2013  
PROJECT NO: 13UC001  
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CHK'D BY:  
COPYRIGHT:

**SHEET TITLE**

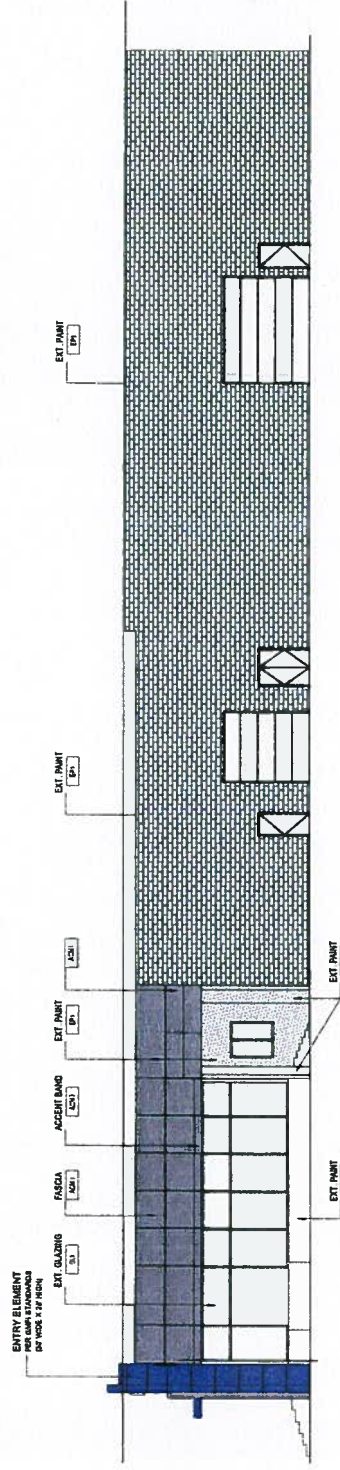
**COLORED EXTERIOR  
ELEVATIONS**

A-200

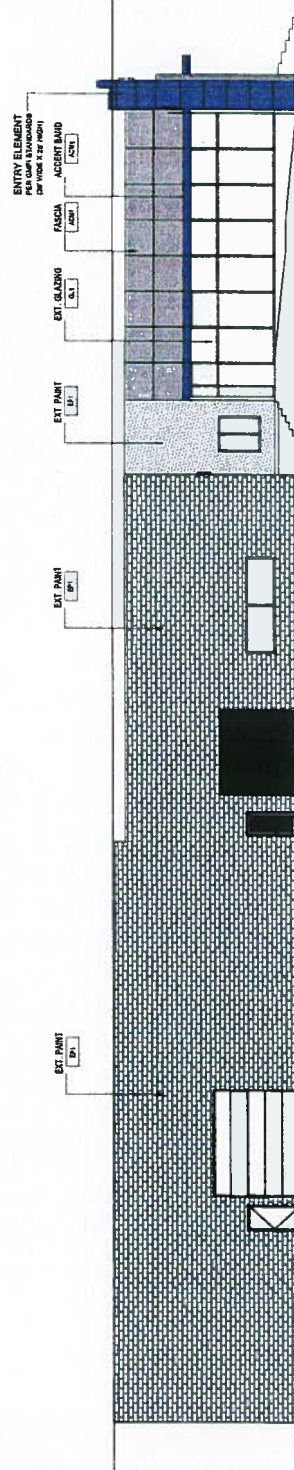
**SHEET 6** OF 10



EAST COLORED ELEVATION



NORTH COLORED ELEVATION



SOUTH COLORED ELEVATION









NOTE: ANY SIGNING OR STRIPING REQUIRED BY  
TRAFFIC ENGINEER IS THE RESPONSIBILITY OF THE  
OWNER/DEVELOPER

**NOTE: SIGN PERMITS ARE UNDER SEPARATE PERMITS FOR BUILDINGS**



**OWNER/DEVELOPER**  
STEPHEN WADE  
150 WEST MILTON DRIVE  
ST. GEORGE, UTAH 84770  
828-5201

## SITE LEGEND



**EXISTING**







**Stephen Wade  
Remodeled and  
Added the  
Existing Toyota to a  
Chevrolet/Cadillac  
Dealership**

**1700 South Hilton Drive  
St. George, Utah 84770**

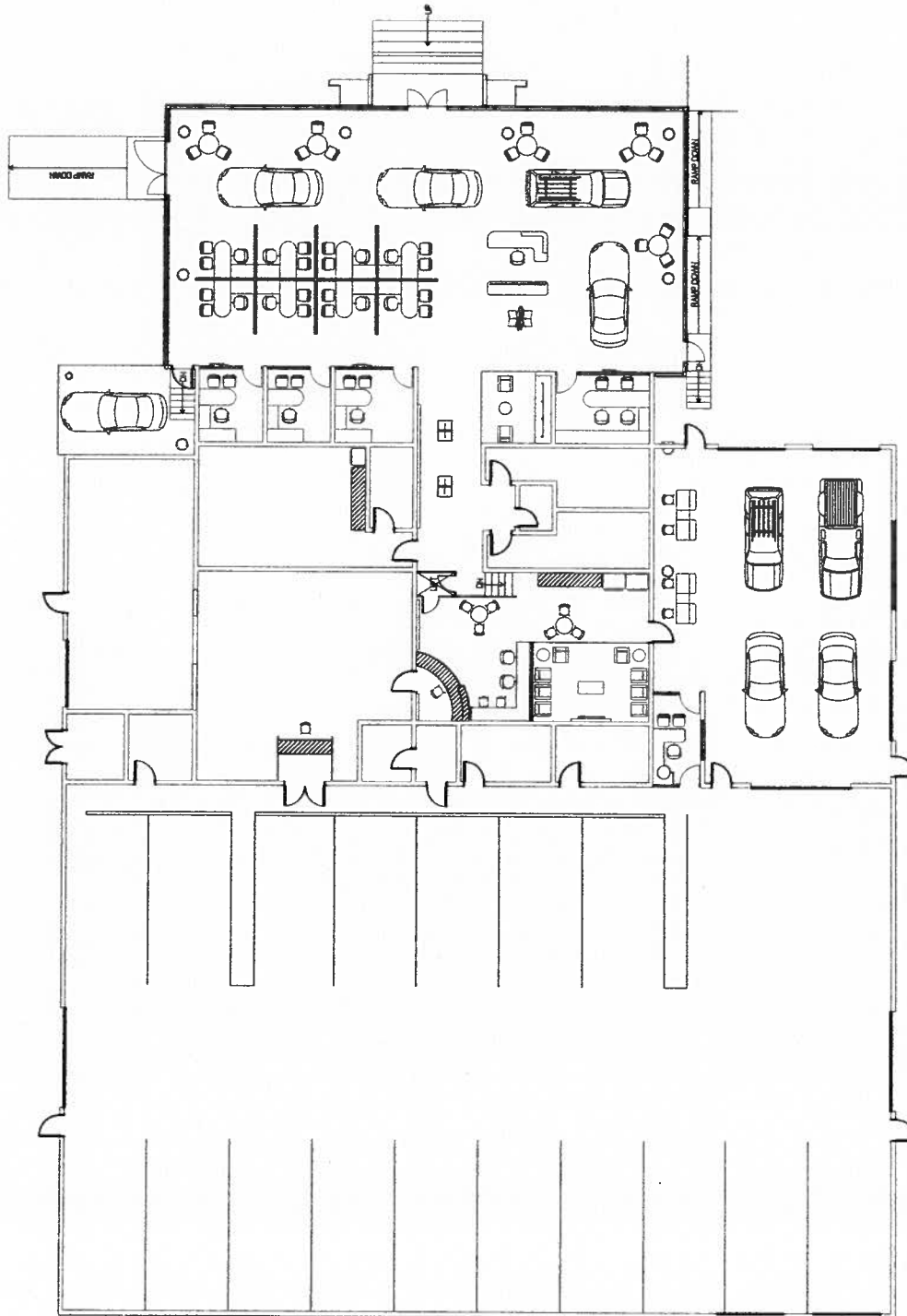
[illegible]

DATE: 5/17/2013  
PROJECT NO: 13UC001  
DRAWN BY: W.D.W.  
CHK'D BY:  
COPYRIGHT

SHEET TITLE
REMODELED MAIN FLOOR PLAN

A-103

**SHEET 4 OF 9**



REMODELED MAIN FLOOR PLAN

**DRAFT**Agenda Item Number : **6D**

## Request For Council Action

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**Date Submitted** 2013-06-10 10:32:43**Applicant** Ms. Leslie Bosworth**Quick Title** CUP request for small cafe at 3 N. Main Street**Subject** Consider a request for a conditional use permit to establish a small cafe (pastry shop) at 3 N. Main Street where parking is non-conforming. The zone is C-4 Central Commercial Zone.**Discussion** The applicant proposes to use approximately 400 sq ft of space within the store at 3 N. Main Street for a coffee/pastry shop to be called Le Cafe. Because the store lacks the required on-site parking for a cafe, a CUP is required under a provision where restaurants within the Downtown Historic District may be established even though parking is non-conforming because of the presence of the 4-level parking structure, and the on-street parking available in the downtown area. The PC will consider this request on June 11th and make a recommendation. PC recommends approval.**Cost** \$0.00**City Manager Recommendation** I believe this type of use is great in the downtown and adds to the appeal of the downtown area. Recommend approval.**Action Taken****Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**



**DRAFT**Agenda Item Number : **6E**

## Request For Council Action

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**Date Submitted** 2013-04-22 11:39:15**Applicant** Questar Gas**Quick Title** CUP for Questar Gas facility

**Subject** Consider a request for a conditional use permit to construct natural gas regulator station on the southwest corner of Bluff Street and Snow Canyon Parkway in a R-1-10 zone. The site contains 7.22 acres and the request includes permission to place a 40'tall data transmission tower, an 8' tall wall around the site, and an un-manned regulator building.

**Discussion** Questar Gas requests approval (via a CUP) for an un-manned natural gas regulator station (pressure station) on the SW corner of Bluff Street and Snow Canyon Parkway, in a R-1-10 zone. A Hillside Development Permit is also part of this request because the proposed site is located within the Hillside Overlay Zone and develops property with a slope greater than 20%. Questar Gas states they have looked at other locations for the regulator station but only this site meets their criteria. Staff has stressed to the applicant the aesthetic concern for development on this corner and the need to minimize cut & fills (scarring). Questar has submitted various options to consider and staff believes that keeping the site as low as possible on the hill ( or at base of hill) will minimize the aesthetic impact. The PC will consider this request again on June 11th and make a recommendation.

**Cost** \$0.00

**City Manager Recommendation** Planning Commission recommends approval with numerous conditions which will be discussed with the Council at the meeting.

**Action Taken** PC tabled the item on 4/23/13**Requested by** Bob N**File Attachments**

**Approved by Legal  
Department?**

**Approved in Budget?** **Amount:**

**Additional Comments**

**DRAFT**Agenda Item Number : **6F**

## Request For Council Action

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**Date Submitted** 2013-06-10 11:12:05**Applicant** Mr Charles James**Quick Title** CUP for additional garage height**Subject** Consider a request for a conditional use permit to construct a detached garage to a height of 17'6" behind the applicant's home at 538 Los Alamos Drive in a R-1-10 zone.**Discussion** The applicant originally proposed a detached garage to a height of 20' to roof peak, but after one neighbor expressed opposition to city staff, the applicant has changed his request to a smaller detached garage with a maximum height of 17'6". The PC recommends approval of the revised height request. No opposition was present at the PC meeting, but the one neighbor did object via a phone call objecting to the original 20' height proposal.**Cost** \$0.00**City Manager Recommendation** Appears to be similar to other requests. Applicant modified his original request and this approval would allow a height of 17'6".**Action Taken****Requested by** Craig Harvey (BN)**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

**DRAFT**Agenda Item Number : **6G****Request For Council Action**

---

**Date Submitted** 2013-05-22 09:59:26**Applicant** Mr. Matt Thomas**Quick Title** CUP for auto salvage yard in a M-1 zone**Subject** Consider a request for a Conditional Use Permit to operate an auto salvage business in an M-1 zone located at 985 East 770 North Street, in the old industrial park, and also approval for a caretakers unit for security at the same location.**Discussion** The applicant operates a recycling yard at the location and wants approval for auto salvaging to market used auto parts. Also the applicant seeks approval for a caretakers unit to provide security for the premises. The PC tabled this item on May 28th because the applicant was not present, and will consider this request on June 11th.**Cost** \$0.00**City Manager Recommendation** PC recommended approval with some conditions.**Action Taken** PC tabled on May 28th. Can be on June 11th PC agenda.**Requested by** Bob N**File Attachments****Approved by Legal Department?****Approved in Budget? Amount:****Additional Comments**

**DRAFT**Agenda Item Number : **6H**

## Request For Council Action

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**Date Submitted** 2013-05-01 15:49:36**Applicant** Larry Bulloch**Quick Title** Ivins Commuter Route Agreement**Subject** Consider approval of an agreement with Ivins City for public transit service.

**Discussion** The Ivins City Council has approved this agreement to provide commuter bus service to their community. A commuter route must have no pickups for a five-mile stretch so people will only be picked up in Ivins and brought into St. George and vice versa. This avoids the cost of providing paratransit service in that area. Ivins is obligated to pay all costs not covered by FTA grants. The estimated cost the first year is \$541,000 (due to buying buses) of which Ivins will pay \$122,000. The cost thereafter (for O&M) is \$66,000 of which Ivins will pay \$27,000. They will pay the higher cost again when the buses must be replaced. The service level and fares will be the same in Ivins as in St. George.

**Cost** \$0.00

**City Manager Recommendation** Follow-up from the work meeting. I believe the proposal is a benefit to our overall bus system and recommend approval with the conditions Larry Bulloch presented at the work meeting.

**Action Taken****Requested by** Larry H. Bulloch**File Attachments** [Ivins transit agreement.docx](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Ivins transit agreement.docx](#)



**DRAFT**Agenda Item Number : **61**

## Request For Council Action

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**Date Submitted** 2013-06-10 10:54:53**Applicant** Quality Development Inc**Quick Title** Landscape Maintenance Agreement for Little Valley Rd**Subject** Consider approval of a Landscape Maintenance Agreement for landscape maintenance within the public right-of-way on portions of Little Valley Road.**Discussion** The agreement states that Quality Development will pay the city's landscape maintenance cost for ten years for landscaping installed by Quality Development in the public right of way along their development's frontage on Little Valley road. Little Valley Road has a 66' right of way and this agreement is similar to the maintenance agreement approved for the Village at Little Valley which also has frontage on Little Valley road.**Cost** \$0.00**City Manager Recommendation** Conforms to the discussion the City had with Quality development when the City agreed to take over responsibility for maintenance of right of way for 66' and wider streets.**Action Taken****Requested by** Wes Jenkins**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

6J

Agenda Item Number :

## Request For Council Action

DRAFT

Request For Council Action

Date Submitted 2013-06-11 16:09:08

Applicant Jay Sandberg

Quick Title Land Acquisition for 3000 East, Phase I

Subject Consider approval of land acquisition from Property Reserve, Inc. for the 3000 East, Phase I, Roadway Improvement project.

Discussion The City has been working with Property Reserve, Inc. staff for several weeks to acquire land for the construction of 3000 East. They have accepted the City's offer, subject to their board and City Council approval. A letter detailing the City's offer and a diagram are attached.

Cost \$135,330

City Manager Recommendation Necessary in order to go forward with improvements on 3000 East as budgeted. Recommend approval.

Action Taken

Requested by Larry H. Bulloch

File Attachments

3000 East Property Reserve City Council.pdf

Approved by Legal Department?

Approved in Budget?

Amount:

Additional Comments

Attachments

3000 East Property Reserve City Council.pdf



May 25, 2013

Mr. Dan McKay  
Property Reserve, Inc.  
79 S. Main St., Suite 700  
Salt Lake City, UT 84111

Dear Dan,

Thank you for taking time to meet with us to discuss a potential property acquisition along 3000 East in the vicinity of 1450 South in St. George, Utah. As you know, the city has been working with property owners to make necessary roadway and safety improvements as the city continues to grow and traffic increases in the vicinity.

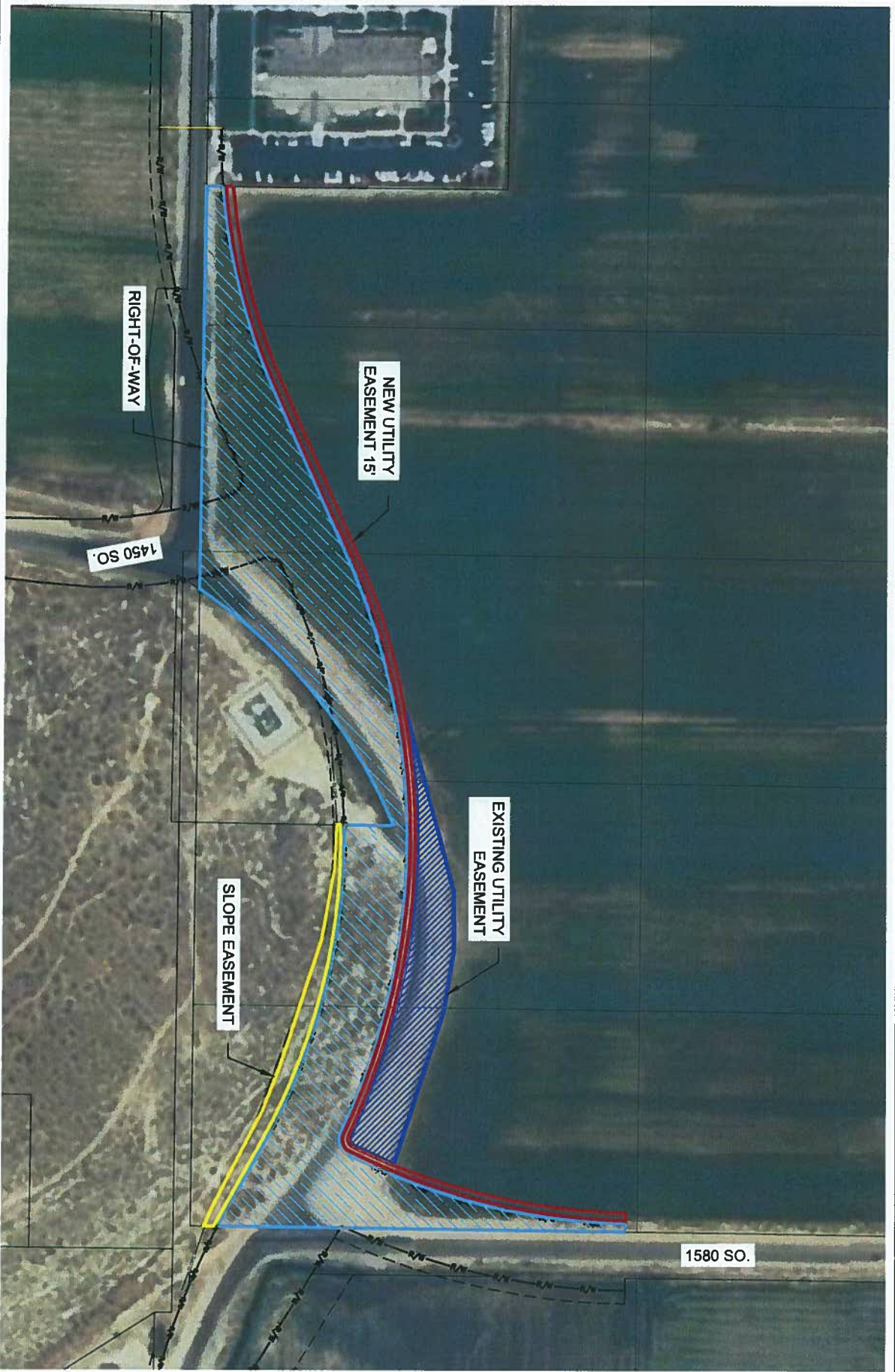
The City of St. George proposes to fully improve 3000 East, and a portion of 1580 East at the intersection with 3000 East, through and adjacent to property owned by Property Reserve, Inc. 3000 East improvements will include all drainage, utilities, curb & gutter, and roadway improvements from the existing church on 3000 East south to the southerly portion of Property Reserve Property. We also propose to install partial improvements at the intersection of 1580 South and 3000 East including the installation of a 4' X 12' concrete culvert under 1580 South that will facilitate drainage as the area continues to grow and is developed. As discussed, we will engineer the intersection of 1450 South 3000 East for a future 4-way intersection and future access onto Property Reserve Property. At this time, we propose to install all underground utility and infrastructure for the anticipated future signal at that location. The city water main will also be reconstructed and extended into Property Reserve property at 1450 South for future connection and extension.

Attached are Exhibits and Draft documents for your use in processing our request. If you need additional information or have questions, please let me know. Again, we appreciate your help and cooperation in helping us move this project forward.

Sincerely,

*Jay Sandberg*  
Jay Sandberg  
Engineering Services Manager

C: Shawn Guzman, City Attorney  
Gonzalo Stevens, Property Reserve, Inc.



## EXHIBIT A

PROPERTY RESERVE LAND  
3000 EAST STREET



**BUSH & GIDDCELL, INC.**

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161



**Property Owner**

Property Reserve Exhibit A  
Property Reserve Exhibit B  
Property Reserve Exhibit D  
Rollback Taxes  
**TOTAL**

**Parcel**

SG-6495-A-4  
SG-6495-A-4  
SG-6495-A-4

**Type**

Dedication  
U & D Easement  
U & D and Slope Easement

**Area**

4.105  
0.642  
0.341

**Appraised**

**Value**

205,636  
11,256  
5,979

**Offer**

102,818  
11,256  
5,979  
15,277  
**135,330**

DONALD & CATHY  
SQUAWT  
SO-5-2-34-31001

MA. HILLISSE  
ENTERPRISES LLC  
SO-5-2-34-3261

BRANDON B  
DOCKSTADTER  
SO-5-2-34-3303

MA. HILLISSE  
ENTERPRISES LLC  
SO-5-2-34-3261

MA. HILLISSE  
ENTERPRISES LLC  
SO-5-2-34-3261

ROCK SPOTON &  
HAY A S MOORE  
SO-5-2-34-3205

TRAVELER STONE  
CLIFF LLC  
SO-5-2-34-440

DONE ESCALANTE  
RURAL ESTATES  
SO-4405-B-SA

PROPERTY RESERVE  
INC  
SO-0405-A-4

EXISTING ROADWAY =  
72,522 SQ FT OR 1.66 AC.

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EX. ROADWAY

PROPERTY RESERVE PARCEL



**BUSH & GUDGELL, INC.**

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

**DRAFT**Agenda Item Number : **6K****Request For Council Action**

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**Date Submitted** 2013-06-17 09:06:52**Applicant** Mayor McArthur**Quick Title** Consider Approval of City Manager Contract**Subject** Renewal of the City Manager's contract. The current four year contract ends June 30, 2013.

**Discussion** This is a four year contract beginning July 1, 2013 and ending June 30, 2017. The remainder of the contract terms remain the same: a six month severance package for termination without cause, an annual salary based on a salary survey of comparable cities in the state, the ability of the Mayor and Council to give up to a 4% salary increase based on performance, 200 hours of vacation annually, and the ability to cash in 40 hours of vacation annually. In accordance with City personnel policy, the City Manager is eligible for a 3% salary longevity bonus (based on years of service) annually, convert up to four days of sick to vacation or cash annually, a car allowance, and all other benefits regularly provided to city employees.

**Cost** \$0.00**City Manager  
Recommendation****Action Taken****Requested by** Shawn Guzman**File Attachments****Approved by Legal  
Department?****Approved in Budget?** **Amount:****Additional Comments**

**ST. GEORGE CITY COUNCIL MINUTES  
MAY 16, 2013, 4:00 P.M.  
REGULAR MEETING  
CITY COUNCIL CHAMBERS**

**PRESENT:**

Mayor Daniel McArthur  
Councilmember Jon Pike  
Councilmember Gail Bunker  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Ben Nickle  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
Deputy City Recorder Christina Fernandez

**OPENING:**

Mayor McArthur called the meeting to order and welcomed all in attendance. The pledge of allegiance to the flag was led by Mayor McArthur and the invocation was offered by Councilmember Jon Pike.

Mayor McArthur announced the Color Palooza, a 5k Charity Run, will be held this Saturday and Sunset on the Square free movies will be held second and fourth Friday of each month at Town Square. He stated he attended the Police Department awards banquet and was proud of all award recipients.

**TABLE ITEMS:**

Mayor McArthur announced that item 6C to consider approval of a conditional use permit to construct a detached garage to a height of up to 20' behind the dwelling located at 538 East Los Alamitos Drive in a R-1-10 zone has been tabled from the agenda.

**APPOINTMENT OF NEW CITY RECORDER:**

Mayor McArthur advised Gay Cragun, City Recorder, retired May 15, 2013 after more than 30 years of service with the City. He would like to appoint Christina Fernandez as the new City Recorder.

**MOTION:** A motion was made by Councilmember Bunker to appoint Christina Fernandez as the new City Recorder.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**CONSENT CALENDAR:**

**Consider approval of the financial report for April 2013.**

City Manager Gary Esplin explained that revenues are higher than expected and expenditures are less than budgeted.

**MOTION:** A motion was made by Councilmember Pike to approve the financial statement.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**BID OPENINGS:**

**Consider award of bid for EPR Primary Cable.**

Purchasing Manager Connie Hood advised there were only two approved distributors of this product. She recommended award of the bid in the amount of \$67,752.95 to



the low bidder, Codale.

**MOTION:** A motion was made by Councilmember Pike to award the bid in the amount of \$67,752.95 to Codale.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **AWARD OF BID:**

**Consider award of bid for a Sentinel Patriot System with Vela mapping.**

Purchasing Manager Connie Hood advised this request is a sole source bid with Cassidian (Century Link) in the amount of \$505,345.42; the City's match will be \$101,069.08 and is for continuation of Station 7 back up center project.

City Manager Gary Esplin explained the City has received a grant to upgrade the dispatch equipment and system. The costs of the Dispatch function is charged to the entire County on a population basis and any funds left over at the end of the fiscal budget goes into the Dispatch capital fund. There are sufficient funds in the account to handle the match.

Deputy Chief Rich Farnsworth stated the bid is to upgrade the current Dispatch Center in the Police Department. The funds come from the emergency 911 fees collected by the State. He explained this project will make both of the centers state of the art. If a disaster were to occur anywhere within the State dispatchers from those areas could use the center with a flip of a few switches.

**MOTION:** A motion was made by Councilmember Pike to award the bid for the total cost of the bid, with the City's match of \$101,069.08 for the Sentinel Patriot System.

**SECOND:** The motion was seconded by Councilmember Nickle.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **AWARD OF BID:**

**Consider award of bid for a reimbursement agreement with Quality Development to upsize the Equestrian Drive Drainage project.**

Purchasing Manager Connie Hood explained this bid is a reimbursement agreement with Quality Development to upsize the Equestrian Drive Drainage project in the amount of \$165,000.00

City Manager Gary Esplin explained the agreement is between the City, Quality Excavation, The Village at Little Valley, LLC., Devco Properties, LLC., KVOD, LLC., LDS Church and The Knolls Group. It is for a 48 inch drain line that will be connected from Little Valley Road to the Ft. Pierce Wash. The agreement allows all parties to participate in the cost of putting the line in. The City is going to pay \$175,000.00, which is more than originally planned, to upsize the line using restricted impact funds that can only be used for drainage related projects.

**MOTION:** A motion was made by Councilmember Almquist to approve the reimbursement agreement in the amount of \$175,000.00.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye

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Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider award of bid for a professional services agreement to Campbell & Associates Architects to provide design, construction documents and construction administration for a barn-style pavilion with attached restrooms and reconstruction of a rock house.**

Purchasing Manager Connie Hood advised the bid is for a professional services agreement with Campbell & Associates in the amount of \$31,433.00 to rebuild a rock house that was donated to the City with the condition that it be reconstructed for public use. The house will provide exhibits about agriculture history in the Little Valley area.

Mayor McArthur explained the rock house was donated by the Seegmiller family years ago. A lot of work has been done to beautify the house and it would be a nice addition to the City.

Councilmember Bunker commented this house is a nice piece of history to show how entire families lived in such a small place.

**MOTION:** A motion was made by Councilmember Nickle to approve the agreement.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**FINAL PLATS:**

Todd Jacobsen presented the final plats for: (1) **The Village at Little Valley Phase 2**, a twenty lot single family subdivision located at 2350 East Street and approximately 3400 South; (2) **Bloomington Country Club No. 9 Subdivision Amended**, a forty-one lot single family subdivision located between 2764 Moody Circle and 748 Escalante Drive.

**MOTION:** A motion was made by Councilmember Pike to approve the final and authorize the Mayor to sign them.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for **Whisper Ridge Phase 5 and 6**, a twenty-seven lot residential subdivision located at approximately Indian Hills Drive and 700 South on 10.76 acres, density is 2.51 dwelling units per acre, zoning is R-1-10 and is shown as low density on the general plan. To handle the drainage, the applicant is proposing to build a detention basin along Indian Hills Drive that will tie into the existing storm drain line. The applicant is also proposing to add an island in the roadway that will be maintained by the HOA. The road into the property will clip a small portion of the adjacent property which the City acquired from the BLM that can only be used for parks or other recreational areas. The developer will be required to stub utilities for a future trailhead and will leave the lots ungraded as a separate grading and drainage plan will be required for each lot. He explained the question arose of whether the developer will be required to pay to improve the roadway as well as adding curb and gutter. In addition, there was a question as to the double fronting lots. The Planning Commission's recommendation is if the developer is willing to donate the hillside to the City and due to the topography of the site no wall shall be required along Indian Hills Drive, no sidewalk shall be installed and no landscape strip is required. However, if the hillside is not dedicated to the City, the applicant shall be responsible for making the improvements.

Sidewalk would be required on the south side of the road.

City Manager Gary Esplin advised that included in the proposed budget for next year is funding for improvements on Indian Hills Drive and may involve widening the shoulder. Because this is a preliminary plat, there can be further discussion in the future. The parcel was acquired from the BLM and is to be used solely for recreational purposes.

Mayor McArthur inquired if staff spoke with to the property owner regarding the donation of the property to the City.

Wes Jenkins stated he could not reach the property owner however, the Planning Commission recommended if the hillside is not dedicated to the City, the applicant shall be responsible for making the improvements.

Councilmember Almquist stated he believes the donation would be positive, but if the City would have to cut into the hillside to widen the road, he would like City Attorney Shawn Guzman to draft something that will indemnify the City.

**MOTION:** A motion was made by Councilmember Pike to approve the preliminary plat subject to the recommendations of the Planning Commission.  
**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for **Entrada at Snow Canyon - Chaco West 3N**, a parcel located along Tacheene Drive on 2.84 acres. Zoning is PD-R and the general plan shows the area as low density residential. The developer will be required to provide a turn-around and a fire hydrant on site.

**MOTION:** A motion was made by Councilmember Pike to approve the preliminary plat.  
**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for **Riverside Cliffs (former Palomar)**, a 28 lot subdivision on 9.64 acres located south of Riverside Drive at approximately 1900 East, zoning is R-1-8, density is 3.08 dwelling units per acre. The developer is proposing islands in the roadways at both entrances to the subdivision. The applicant is requesting the City to donate or trade the adjacent City property.

City Manager Gary Esplin explained the City acquired the property from Doug Rogers and he is unsure if there were conditions on use of the property. He suggested the City work out a lease agreement with the developer.

City Attorney Shawn Guzman advised the City asked for the hillside to keep it from being developed.

**MOTION:** A motion was made by Councilmember Hughes to approve the preliminary plat.  
**SECOND:** The motion was seconded by Councilmember Nickle.  
**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye

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Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for **Stone Cliffs Phase II**, a 31 lot subdivision on 16.26 acres located at approximately 1600 South and 2550 East, zoning is PD-R, density is 1.91 dwelling units per acre. There is an existing utility easement on the subdivision to the north between lots 10 and 11 of Stone Cove Phase I. The developer is proposing to extend the sewer and storm drain line between lots 1106 and 1107 of this subdivision that will tie into the existing easement. He explained it would be a private easement, however once it meets the existing manhole and catch basin it would become the responsibility of the City to own and maintain. The developer is also proposing not to complete roadway improvements along the current construction access at this time, instead a second access for the development will be provided further east in the future. The developer owns the property directly east of this subdivision, but not the property to the north along 1450 South.

City Manager Gary Esplin inquired if there were houses along the road at this time. He stated there should be access for emergency personnel.

Mr. Jenkins stated there are no houses there at this time. The road is partially paved and Deputy Fire Chief Kevin Taylor stated there will be access for emergency personnel.

Gail Maxwell explained the road, which is a two lane road, is paved and will remain so. The road to the east is a master plan road.

Mr. Jenkins explained the developer is proposing to eliminate sidewalk in this phase. The developer would like to provide a wider pavement section to allow pedestrians to walk along the roadway.

Councilmember Hughes inquired if it was a condition of the Planning Commission to allow for emergency access.

Mr. Jenkins replied yes it was a condition and is also required by the Fire Department

**MOTION:** A motion was made by Councilmember Bunker to approve the preliminary plat with the notations and conditions of the Planning Commission and staff.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**BUILDING DESIGN CONCEPTUAL SITE PLAN:**

Ray Snyder presented the building design conceptual site plan for a proposed mid-sized assisted living and memory care community called The Retreat at Sunbrook located on Dixie Drive at approximately 360 North. The facility will include 50 assisted living apartments and 14 secure memory care suites with key pad entry. The project will include fenced patios and decks and several different amenities. He displayed an area map and conceptual landscape plan. The Planning Commission recommended approval of the site plan as well as a reduced setback for the north side of the site for a decorative trellis. The applicant requested to landscape the wash area behind the site, the Planning Commission felt the request should be resolved by staff and the City Attorney's office.

City Manager Gary Esplin inquired if the Planning Commission discussed the City's master plan trail system.

Wes Jenkins advised he spoke with Parks Planning Manager Laura Taylor regarding the trail. The applicant will be required to add a retaining wall in preparation for the trail and would like to beautify the wash.

City Attorney Shawn Guzman stated he does not have reservations about the



applicant landscaping the wash.

David Gardner, applicant, stated this would be the second facility and will function as the sister property to the other facility. He is excited to create a quality living environment for seniors. The proposed site will have beautiful views, that is why they are requesting to beautify the wash, if landscape is added the applicant will maintain it. He explained it would be helpful to know when the trail behind the property will be built since there will be expense to them to maintain the trail.

City Manager Gary Esplin explained this is a very complicated trail since it will go through the Sunbrook Golf Course as well as property that is not being developed.

Councilmember Pike asked if the City had a plan for the trail so that the applicant can build the retaining wall at this time.

**MOTION:** A motion was made by Councilmember Hughes to approve the building design conceptual site plan.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Mayor McArthur stated hopefully there will be some more definitive answers to the questions that Councilmember Pike brought up.

**CONDITIONAL USE PERMIT:**

**Consider approval of a conditional use permit to construct a detached garage to a height of 17' behind the home located at 1538 West 3780 South in a R-1-10 zone. Darin & Mindy Shaw, applicants.**

Craig Harvey advised the applicants last name is Snow, not Shaw. He explained that the request is to build a detached garage to a height of 17'. The home is located at 1538 West 3780 South and is zoned R-1-10. He displayed an aerial map and the general floor plan. The Planning Commission recommends approval; however, because a portion of the proposed structure will be on City easement, the applicants will have to go through a JUC review. He stated there were no comments from neighbors.

**MOTION:** A motion was made by Councilmember Bunker to approve the conditional use permit.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/PUBLIC STREET NAME CHANGE/ORDINANCE:**

**Public hearing to consider a request to change the name of Equestrian Drive to Crimson Ridge Drive.**

Todd Jacobsen advised this request ties in with the bid opening heard earlier. He stated the street does not have any addresses at this time. The road is located west of Little Valley Road and straight across from Crimson Ridge Drive.

Mayor McArthur explained the City has names on streets when the road starts in one direction and ends in another.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Nickle to approve the street

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**SECOND:**  
**VOTE:**

name change.  
The motion was seconded by Councilmember Almquist.  
Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATION OF EASEMENT/ORDINANCE:**

**Public hearing to consider a request to vacate a Public Utility and Drainage Easement for Lot 23 of Pointe West Estates Subdivision and merge with another parcel. Kody Young, applicant.**

Todd Jacobsen advised this request goes along with an item that was discussed at a previous City Council Meeting. The applicants are requesting to vacate the easement and merge two lots.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:**

A motion was made by Councilmember Bunker to approve the Public Utility Easement vacation.

**SECOND:**

The motion was seconded by Councilmember Nickle.

**VOTE:**

Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/ZONE CHANGE/ORDINANCE:**

**Public hearing to consider a request for a zone change from Commercial C-2 to R-1-12, Single Family Residential on 5.38 acres located on the northwest corner of the intersection of 3000 East Street and Crimson Ridge Drive. Development Solutions Inc., applicant.**

Craig Harvey displayed zoning map and explained that approximately a year ago, the City Council approved a change to the City General Plan map which changed the land use designation from Commercial to Low Density Residential on the northwest corner of 3000 East and Crimson Ridge Drive in the Little Valley area. This is a request to change the zone map from C-2 to R-1-12. The southwest corner of this intersection remains zoned C-2 for a future neighborhood commercial area. The Planning Commission recommends approval of the zone change as requested.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:**

A motion was made by Councilmember Pike to approve the zone change.

**SECOND:**

The motion was seconded by Councilmember Almquist.

**VOTE:**

Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATION OF PUBLIC STREET/ORDINANCE:**

**Public hearing to consider approval to vacate 1700 South Street located between Black Ridge Drive and Hilton Drive. Stephen Wade, applicant.**

Todd Jacobsen displayed a map and explained the applicant is requesting to vacate the

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road so that he can expand and rearrange his car dealerships. The associated public utility easements will be vacated and new easements will be dedicated back to the City as part of the vacation process. The applicant plans to put in a new building and will have a 25 foot emergency access on the south side.

Mayor McArthur stated where Smith's Food and Drug is located the City sold a street to the developer. As part of the agreement, an easement was required to remain open.

City Manager Gary Esplin explained the old dedicated streets in the old township section of the City, were originally owned by the City. If an individual wanted to use the street, the City would require payment or come to an agreement. In a situation such as this, if a street is abandoned for public use, it would go back to the original owner.

Bill Western, architect for Stephen Wade stated that Mr. Wade would like to acquire the property for a new dealership. The location will have a fire easement.

Ray Snyder advised in the future, a building design conceptual site plan will come before City Council if this request is approved.

Mayor McArthur opened the public hearing.

Lowry Snow, representative for the Painter family, explained that they have been longtime business owners in the City and own approximately 5 acres of real property directly west of the proposed vacation. He presented a copy of the Utah Municipal Code 10-9a-609.5 in which he stated that the statute is clear that the City Council can adopt an ordinance that would vacate a public right-of-way or easement with conditions, but there is no requirement to do so. He stated that while City Manager Gary Esplin stated the law accurately, the public has right-of-way. When an owner dedicates a street and easements shown on a plat it is to benefit the public; however, when City Council acts on a vacation, they act in trust for the public making the determination that the public will not be harmed. He quoted a condition listed in subsection (a) of the code, which states "good cause exists for the vacation." The application cites two reasons for good cause: (1) To allow construction for a new Nissan Dealership and (2) this will allow better circulation between the dealerships. He then quoted subsection b of the code which states "neither the public interest nor any person will be materially injured by the vacation." He believes the Councilmembers should ask themselves is, if a 25 foot easement is being reserved, why is the roadway being vacated. The area is fairly compacted and the use is not restricted to auto dealerships; having vehicular traffic is important. He is concerned that this vacation will injure the Painter property. He presented a second handout; a summary appraisal report prepared by Craig Morley. He read an excerpt from the report; "In my opinion, the proposed abandonment of 1700 South Street would adversely impact access to the "Painter" property and as such would impact the market value of the "Painter" land value from between 2% and 5%." This could happen if the municipality would take action when it does not have to do so.

Patrick Painter stated his father invested quite a bit of money in building their family business. He presented a power point presentation which included an aerial map of their property and surroundings, a picture of the parcel in which they are concerned with, photos of 1700 South, and a letter from L. Reid Pope. He explained he has been in the car business for 40 years and to be successful, you have to have exposure. Their business relied on the 4-way interchange that existed between Black Ridge Drive and Hilton Drive. As for exposure, customers want to look, touch and drive the vehicles. The more exposure you have, the better success you will have at getting that customer. He feels if approved, the vacation will take away their success as one of the four fingers of the 4-way intersection. Circulation is important to their prospective clients as it is to the applicant's employees. He pleaded to the Council that on the merits of this issue, they have failed if the merits are to construct a new building and give up public access and the circulation between the dealerships. He respectfully submitted to the City Council not to approve this as it will cause injury to their business.

Councilmember Bunker asked Mr. Painter to show on the map how the circulation works.

Mr. Painter stated the City was fortuitous when planning the "auto row". As you come off Bluff Street, customers will circulate the dealerships. If customers do not have the ability to drive around their property, exposure will be taken away. He added, he has been involved in water development in the state. Projections used in the legislature show that this area will grow tremendously in the future. There are not many streets in St. George, they will be filled up.

Mayor McArthur explained when roads are built; they do so by trying to put streets across from each other. Originally, the plan showed 1700 South extending to the top of the hill, but doing so would violate the hillside ordinance, therefore the plan was revised to shorten the road and for the same reason, the road will not go any further in the future.

Mr. Painter reiterated removing the street or access at any time will be detrimental.

Councilmember Almquist stated when the Dixie Drive Interchange was built, the Ford dealership had a positive financial impact. He inquired if Mr. Painter had any knowledge of properties in that area that may have been reassessed to determine if appraisal value had increased or decreased.

Mr. Painter replied that he has not been privy to that information but would assume the interchange would have helped other dealerships as well.

Councilmember Almquist inquired who funded the improvements of the road in question.

City Manager Gary Esplin advised the developer paid for the improvements, there were no City dollars used.

Pete Bowden, employee of Camping World RV & Sales, stated he previously worked for Painters Sun Country RV and the RV dealership on 1500 South. He is concerned about the safety of drivers as well as individuals biking or walking in that area. When dealerships have their vehicles delivered, it is almost impossible to see traffic coming from the other direction. He is concerned that the area will become more congested and is asking the Councilmembers to consider the safety of the area, not only to those that are shopping for vehicles, but also for the general public in the area.

Councilmember Almquist inquired if vehicles are unloaded on 1700 South.

Mr. Bowden replied yes. His original thought was 1600 and 1700 South were to be used for unloading vehicles. At times it is difficult to get transport vehicles on either street since other vehicles are parked there as well. He often sees transport vehicles on the corner between the Stephen Wade and Ford stores.

Mr. Snow stated that a portion of the operative language in the statute is that the Councilmembers "may", but just because they can, does not always mean that they should. Is this good precedence and are the Councilmembers prepared for other applicants who make the same case whose commercial property fronts a public road. A task of the Councilmembers is to distinguish between this application and other applications if they were to move forward on it.

Mayor McArthur stated these types of issues have come before the Councilmembers in the past. While it is not always easy to make decisions, the public and property owners have the right to ask.

Ed Baca, concerned citizen, noted the importance of the impact that new car dealerships have on the citizens of the City. Sales tax revenue from new car sales keep property taxes down as well as play an important role in the City's General Fund. While it is important to consider the injury that may occur to any business in that area, the public welfare and the well-being of City's financial future should also be considered.

Daren Barney, representing the applicant, stated he would like to address Mr. Snow's comment regarding abandoning a road to benefit someone commercially. He remembered a similar situation near Lowes on 400 South that went east from River Road which greatly impacted the economic base of the City. With regards to safety, he questioned if 1700 South should continue to cross over Black Ridge Drive as busy as it currently is. He believes, if the vacation is approved, Mr. Painter would still have access off Black Ridge Drive and even greater access on 1600 South. While he thinks safety is important, he does not see an increased concerns if 1700 South is vacated, rather, he feels the vacation will help the traffic flow better. He stated he does not disagree with Mr. Snow's interpretation of the statute that the City Council can grant an ordinance to abandon a road with good cause. Although he has not seen the appraisal, he cannot see how the Painters will be materially injured as they will still have ample access to their property.

Tyler Hoskins, Southwest Consulting, referred back to the map which shows the 4-way intersection. He explained the new proposal will have less conflict points and if one leg of the intersection is vacated, there is less of a safety issue. If the road is vacated, there would be an increase in traffic on 1600 South which would allow better access to the Painters dealership. He stated that he counted cars in the intersection yesterday from 4:30 - 5:30; there were approximately 300 cars in each direction on Black Ridge Drive, 22 of which turned onto 1700 South, other cars that were seen on that road were Stephen Wade employees. Traffic on Black Ridge Drive has decreased 44% since Dixie Drive has opened.

Mr. Painter stated he stands behind the appraisal. With regards to Mr. Hoskins comment that the vacation will improve the Painters property on 1600 South, he would not be here today stating that his business will be injured. When the economy improves and they expand their business, they will need the street to remain open for access. Again,



he feels the Councilmembers will be starting a bad precedent if they approve this request and asked the Councilmembers to not approve the request.

Stephen Wade, applicant, advised he does not want to hurt anyone. This seems very simple to him, this is a traffic issue. They are trying to build a new dealership and remodel three others. With regards to the sales tax impact, in the last 2 months, they have sold just short of 1000 new and used vehicles and are trying to add to the sales tax revenue. This property was designed as an auto mall; he would like to help develop that. With regards to safety, 1700 South is mainly used by their employees. They unload their transport trucks on 1700 South, not on Hilton Drive, and will to continue to do so. He believes the application is a reasonable one and hopes that more tax revenue from a new dealership will benefit the City.

Linda Pace, citizen, stated she has been in the car business a long time. She explained it is a general practice of any cars salesman to get in the car and drive customers off the car lot, pull over onto the side road and let the customer safely switch sides. It would hurt demo drives if the road is vacated.

Mayor McArthur closed the public hearing.

Councilmember Pike stated as he considers the law, he does not think the road is not needed at this time or in the future. He does not think this request will materially injure anyone and believes the vacation will be good and does not feel there will be increased safety issues.

Councilmember Hughes noted there have been a number of good points brought up. He begs to differ with an appraisal done by someone with Mr. Morley's credibility. He stated he would like to see Stephen Wade sell more cars to increase sales tax revenues; he would also like to see the Painters sell more cars as well. While he believes the vacation is a good cause, the Painters believe it will materially injure them. Once the road closes, he feels it will be a bigger battle to open it back up. He understands approving this request will help the Wade dealerships, he does not know how he can support this if it is at someone else's expense.

Councilmember Bunker stated this is a hard decision to make. She agrees that it is important for car dealerships to have visual access. While she has weighed both parties and the public at large, she was quite persuaded by the fact that the contact points of the 4-way intersection will lower. Regarding the grid circulation, she does not feel 1700 South makes the circulation better since there is plenty of circulation from the other streets. Traffic on 1700 South is mainly from Stephen Wade's employees. She does not see a reason why this vacation would be a detriment to anyone.

Councilmember Almquist stated both sides have made excellent arguments. When purchasing a car, most customers go to the location that has the most cars. They do not think about what roads are closed. Approximately six years ago, he was opposed to this road because of how the hillside would have been damaged. The compromise was to build this small section of the road knowing it would never go anywhere. He has been contacted by dozens of citizens favoring the Painters. In his opinion, the road does create a bit of difficulty for people trying to cross directly over.

Councilmember Nickle explained this issue reminds him of the issues of the dance hall which came before Council, it was not allowed because other businesses were going to be negatively affected. Both sides have reasonable arguments. He tends to look closer at the side that will feel the negative effect.

Councilmember Pike reiterated that great arguments have been brought up on both sides. The best thing for dealerships is to have cars on their lots; that dealership has been vacant for too long. He believes the new dealership will be successful and does not agree that the Painters will be hurt.

**MOTION:** A motion was made by Councilmember Pike to approve the vacation of 1700 South Street.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a roll call vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - nay  
Councilmember Pike - aye  
Councilmember Hughes - nay

The motion carried.

**LEASE AGREEMENT:**

Consider approval of a lease agreement between the City and the St. George Children's Museum for use of the Arts Center located at 86 South Main Street.

Councilmember Bunker, speaking on behalf of the board, stated they are grateful for Kent Perkins and his staff. They have obtained their 501c3 status and many exhibits from the Lied Children's Museum. She presented a power point presentation which shows pictures of the different rooms. The fee to enter the Children's Museum is planned to be pay as you will and the goal is for families to have a fun, enjoyable experience. They will have three paid personnel but will need volunteers; background checks will be completed to keep the children safe.

City Manager Gary Esplin stated the museum is incredible. This is a tremendous start to making things better downtown and finishing off the vision.

Mayor McArthur explained the vision started with City Manager Gary Esplin and has moved along with a supportive City Council

Councilmember Pike advised that at the meeting he attended his morning with the Arts Commission, the Southern Utah Arts Guild made a presentation. Initially, some were bothered because they were pushed out of the building, but now believe that the Children's Museum being there will be better. They have some good ideas for the Electric Theater and other properties which are exactly what the Mayor and Council want to see.

Councilmember Hughes stated one thing he has learned while on the City Council is that this is important to the City. A vibrant downtown says who we are as a City. He is excited about the museum and is grateful for Councilmember Bunker for what she has done.

Councilmember Almquist stated the City had great history and buildings in the downtown area. He is very excited to see the museum open.

Councilmember Nickle commented he hears how charming the downtown area is from citizens. He is very proud of the City and the downtown area.

City Attorney Shawn Guzman stated he believes the museum is a great idea. He would come to visit St. George for years while in college and has always loved walking downtown.

Mayor McArthur stated he is appreciative of the support all Councilmembers have shown for downtown. It is the heart and soul of our community.

**MOTION:** A motion was made by Councilmember Almquist to approve the lease agreement.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **BEER LICENSE:**

**Consider approval for a full service beer license for the Courtyard by Marriott at 185 South 1470 East. John Kevin Ence, applicant.**

**MOTION:** A motion was made by Councilmember Pike to approve the beer license.

**SECOND:** The motion was seconded by Councilmember Bunkers.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

#### **APPROVAL OF MINUTES:**

**Consider approval of the minutes of the City Council meeting held April 25, 2013.**

**MOTION:** A motion was made by Councilmember Bunker to approve the minutes as presented.

**SECOND:** The motion was seconded by Councilmember Almquist.

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**ST. GEORGE CITY COUNCIL MINUTES  
MAY 23, 2013, 4:00 P.M.  
REGULAR MEETING  
ADMINISTRATIVE CONFERENCE ROOM**

**PRESENT:**

**Mayor Daniel McArthur  
Councilmember Jon Pike  
Councilmember Gail Bunker  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Ben Nickle  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**OPENING:**

Mayor McArthur called the meeting to order and welcomed all in attendance. The pledge of allegiance to the flag was led by City Manager Gary Esplin and the invocation was offered by Sheila Smith from the Christian Science Society.

Mayor McArthur mentioned upcoming events happening throughout the City.

**BETTERMENT AGREEMENT:**

**Consider approval of a Betterment Agreement with UDOT for the St. George Boulevard Interchange.**

City Manager advised the selection for the contractor for the improvements on St. George Boulevard takes place next week. This betterment agreement would be for above and beyond what is in the contract with UDOT.

Parks Planning Manager Laura Taylor stated the agreement includes \$3000.00 to bring conduits to the landscape island, \$107,550.00 to install landscape into the islands, \$62,100.00 to paint the structure and \$7000.00 to install tubular steel fence outside of the sidewalks that are on the outside of the interchange. The total is \$179,650.00.

**MOTION:** A motion was made by Councilmember Bunker to approve the betterment agreement in the amount of \$179,650.00.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Councilmember Almquist inquired about adding the name of the City on the structure.

Mayor McArthur explained the structure is not big enough; however it can be added off to the side on the right-of-way.



City Manager Gary Esplin stated possible locations are being looked at, but that is not included in the cost.

**LANDSCAPE MAINTENANCE AGREEMENT:**

**Consider approval of a Landscape Maintenance Agreement with UDOT for maintenance of enhanced landscaping within the UDOT right-of-way on St. George Boulevard.**

City Manager Gary Esplin explained this agreement states the City will maintain the betterment improvement items that were just discussed. This is the same kind of agreement the City has to maintain mile post 2,4 and 6.

**MOTION:** A motion was made by Councilmember Pike to approve the agreement.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin updated the City Council on the current years budget. He stated E911 revenues are up 3.89%, telecommunications are down 3%, highway taxes are up 18.72%, sales tax is up 11.74% and room tax is up 4%.

**PRESENTATION FROM THE FINANCE DEPARTMENT:**

Finance Director Phil Peterson reviewed projects in the department. They are testing the e-billing program with a number of utility accounts. He provided a handout that shows how payments have been received for fiscal years 10 - 13.

**PRESENTATION FROM THE POWER DEPARTMENT:**

Energy Services Director Phil Solomon updated the City Council on the projects his department is currently working on and the challenges they are facing. They do not foresee any major changes in the next fiscal year.

**PRESENTATION FROM THE POLICE DEPARTMENT:**

Police Chief Marlon Stratton updated the City Council on the department's personnel, the types of calls they are responding to, the work that the VIPS have done with 578 donated hours per month, the new Washington County Citizen Alert System and how things are working with Gold Cross Ambulance.

**PRESENTATION FROM THE WATER DEPARTMENT:**

Water Services Director Scott Taylor updated the City Council on the challenges his departments are facing this year. In a couple of weeks, they will be requesting to initiate Stage 1 of the drought plan as it has been a pretty dismal water year.

**PRESENTATION FROM THE SUPPORT SERVICES DEPARTMENT:**

Support Services Manager Marc Mortensen advised his department consists of IT, Fleet and Facility Services. He updated the City Council on projects his departments are working on. He advised he is requesting to replace fuel tanks in the Fleet yard that will come out of the

Capital Projects Fund. He provided a handout that lists the buildings, in tiers, that the City currently owns.

City Manager Gary Esplin stated he would like to recommend a change to the budget process this year and adopt the final budget on June 13<sup>th</sup> after the second public hearing. He advised there are drainage issues at Entrada and they have asked if the City would consider purchasing pipe to assist them with their issues. The drainage impact fund has enough to spend \$100,000.00 to \$150,000.00. The City would purchase the pipe and Entrada will install it. He updated the City Council on his plans for the market-based salary program for employees.

**ADJOURN TO A CLOSED:**

**MOTION:** A motion was made by Councilmember Pike to adjourn to a closed session.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor McArthur called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES  
MAY 29, 2013, 5:00 P.M.  
WORK MEETING  
CITY COUNCIL CHAMGERS**

**PRESENT:**

**Mayor Pro Tem Gail Bunker  
Councilmember Jimmie Hughes  
Councilmember Ben Nickle  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**EXCUSED:**

**Mayor Daniel McArthur  
Councilmember Jon Pike  
Councilmember Gil Almquist**

**COMMENTS FROM THE PUBLIC:**

There were no comments from the public.

The meeting then adjourned.

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Christina Fernandez, City Recorder

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**ST. GEORGE CITY COUNCIL MINUTES  
MAY 30, 2013, 4:00 P.M.  
WORK MEETING  
ADMINISTRATIVE CONFERENCE ROOM**

**PRESENT:**

Mayor Pro Tem Gail Bunker  
Councilmember Jon Pike  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Ben Nickle  
City Manager Gary Esplin  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez

**EXCUSED:**

Mayor Daniel McArthur

**OPENING:**

Mayor Pro Tem called the meeting to order and welcomed all in attendance. The pledge of allegiance to the flag was led by Councilmember Pike and the invocation was offered by Councilmember Almquist.

**PRESENTATION FROM THE DEVELOPMENT SERVICES DEPARTMENT:**

Development Services Director Matt Loo advised his department includes Planning, Development and Building Inspections. He stated building permits are up approximately 13% and staff is wrapping up the Family Dollar project. They are looking at rolling out a electronic inspection system this summer.

Joel Shaffer explained how the inspection process works.

**PRESENTATION FROM THE GOLF DIVISION:**

Golf Services Director Colby Cowan advised revenues are up and that he is looking at different marketing promotions to increase revenue. He has a great staff including Doug Roberts who is rated the number one teacher in Utah. He would like to enhance the driving range.

**PRESENTATION FROM THE PUBLIC WORKS DEPARTMENT:**

Public Works Director Larry Bulloch provided a handout of a power point presentation that covered the following topics: Capital Projects in Process; Public Works Department Capital Improvements Projects Fiscal Year 2014; Washington Fields Trail and Drainageway; Airport Capital Improvement Plan 2014 - 2030; St. George Municipal Airport; Airport Fees Survey, August 2012; Transit Pass Analysis 2013; and Comparison of Existing Suntran Fares.

**PRESENTATION FROM THE FIRE DEPARTMENT:**

Fire Chief Robert Stoker updated the City Council on personnel, a new brush truck that will be in service in the next few weeks and the number and types of calls his department responds to. He advised that he requested an increase in fuel for the new budget year.

**PRESENTATION FROM THE LEISURE SERVICES DEPARTMENT:**

Leisure Services Director Kent Perkins updated the City Council on accomplishments of his divisions. He stated that he is collaborating with the Children's Museum to hold



birthday parties. He reviewed goals in the Recreation and Parks divisions. He and City Manager Gary Esplin are excited to develop an All Abilities Park that people of all ages and abilities can enjoy near the Tonaquint Nature Center.

**ADJOURN TO A CLOSED SESSION:**

**MOTION:** A motion was made by Councilmember Almquist to adjourn to a closed session.

**SECOND:** The motion was seconded by Councilmember Bunker.

**VOTE:** Mayor Pro Tem called for a vote as follows:

Councilmember Bunker - aye  
Councilmember Almquist - aye  
Councilmember Nickle - aye  
Councilmember Pike - aye  
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

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Christina Fernandez, City Recorder

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